

COASTAL MOUNTAINS  
LAND TRUST



Board of Directors Meeting

3:30pm, February 25, 2020

**AGENDA**

- A. Guest Welcome: *Elisabeth Wolfe, Belfast*
- B. What's Coastal Mountains Land Trust got going on right now? (pg. 4)
- C. Land Trust History: *History of Trail Stewardship Agreements*
- D. Board Learning Session/Discussion: Motorized Vehicles Policy and Proposed ATV Trail on Bessey Tract/Hurds Pond (background memo to be sent separately to Board)
- E. Board Discussion: Key Questions from Strategic Planning process
  - a. *Definition of Service Region – Towns in which we work*
  - b. *Discussion of Focus Areas and Regions of Interest Definitions*
- F. Action Items:
  - 1. Proposed Board motion: To approve minutes from the December 17, 2019 monthly meeting of the Board, (pg. 5)
  - 2. Proposed Board Motion from the Finance Committee: **Establishment Bald & Ragged Mountains BDF**

The Board of Directors hereby approves the creation of a board designated fund for the purposes of fulfilling the long-term stewardship requirements of the Bald and Ragged Mountains Preserves and the Round the Mountain Trail. The initial contribution to this fund will be \$200,000 designated from board related gifts to the campaign.

- 3. Proposed Board Motion: Acceptance of the Donation of the **Penobscot Park Property**, Lincolnville (see page 9),

The Board of Directors hereby approves accepting donation of fee title to a ca. 4.5-acre property owned by Deep Creek Grazing that is located off Route 1 in the Town of Lincolnville, and authorizes the President, or in her absence another officer of the Board of Directors, to execute all documents necessary to accept the donation. In addition, the Board of Directors approves all expenditures necessary to prepare for receipt of the donation and the allocation of up to \$61,000 at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF and the Land Trust Stewardship Reserve TRF as described in the Policies of the Board of Directors. Note: the donor of the property has communicated a willingness to contribute towards this fund over time.

- 4. Proposed Board Motion: Purchase of a portion of the **Hart Property**, Rockport (see page 17),

The Board of Directors hereby approves entering into a Purchase and Sale Agreement for the purchase of fee title of all or part of a 15-acre property owned by John and Rhonda Hart, that is located on Hope Street in the Town of Rockport. The Purchase Price for the property shall not exceed \$125,000 for 15 acres or \$85,000 for 12 acres. The Board of Directors approves all expenditures necessary to complete

this purchase, using money from the Round the Mountain Campaign and authorizes the President, or in her absence another officer of the Board of Directors, to execute all documents necessary to enter into the Purchase and Sale Agreement and to close on the purchase. In addition, the Board of Directors approves allocation of \$7,500 at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF and the Land Trust Stewardship Reserve TRF as stated in the Policies of the Board of Directors.

5. Proposed Board Motion: Purchase of the **Haas Property** – Mt. Tuck, Stockton Springs (see page 25),

The Board of Directors hereby approves entering into a Purchase and Sale Agreement for the purchase of fee title of the appx. 53 acre property owned by Haas, that is located adjacent to our Mt. Tuck Preserve. The Board approves all expenditures, not to exceed \$25,000, which will be added to the Mt. Tuck Preserve campaign, to complete the initial acquisition and hereby authorizes its President, or in her absence another officer of the Board of Directors, to execute all documents necessary to close on this purchase, pending the completion of a hazardous waste assessment, clear title, confirmed legal access, and confirmation that the negotiated purchase price does not exceed a certified fair market appraisal. In addition, the Board of Directors approves allocation of \$7,500 at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF and the Land Trust Stewardship Reserve TRF as stated in the Policies of the Board of Directors.

6. Proposed Board Motion: Declaration of Charitable Trust, **Expansion Tract of the Beech Hill Preserve** (see page 34),

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Expansion Tract of the Beech Hill Preserve located in the Town of Rockport, the deed to which is at Book 5419, Page 282 in the Knox County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in her absence another officer of the Board of Directors, to execute thi Declaration of Charitable Trust.

7. Proposed Board Motion: Declaration of Charitable Trust, **Rockport Shore Preserve** (see page 37),

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Rockport Shore Preserve located in the Town of Rockport, the deed to which is at Book 5503, Page 152 in the Knox County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in her absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust.

8. Proposed Board Motion: Declaration of Charitable Trust, **Summit Tract of the Mount Tuck Preserve** (see page 40),

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Summit Tract of the Mount Tuck Preserve located in the Town of Stockton Springs, the deed to which is at Book 4386, Page 267 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in her absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust.

**G. Reports**

**1. Priorities We're Working On – President & Executive Director**

- a. Beech Hill Blueberries update
- b. Round the Mountain Campaign update
- c. Mt. Tuck and Beech Hill Expansion projects leadership
- d. Major Gifts vs. Membership Committees

**2. Development Committee** (*minutes, pg. 44*)

**3. Finance and Investment Committee** (*minutes, pg. 45*)

**4. Land Protection Committee** (*minutes, pg. 58*)

**6. Stewardship Committee** (*minutes, pg. 60*)

**7. Board Advancement Committee** (*no minutes*)

**8. Executive Committee** (*no minutes*)

**H. Executive Session**

**March Committees / Board Meetings:**

To be Determined	Strategic Planning Committee
Tues., March 10th	1:15pm Stewardship Committee
	2:45pm Development Committee
	4:00pm Executive Committee
Weds., March 11th	1:00pm Finance Committee
	2:15pm Board Advancement Committee
	3:30pm Land Protection Committee
Tues., March 24th	4:00pm Board Meeting



## What's Going On at the Land Trust Now?

February 2020

Drafted by Polly Jones, Office Manager

### Stewardship

- Picnic table installed over the ice at Littlefield Preserve.
- Jackie attended the Nature Based Education Consortium conference to learn about what resources this organization offers, and about other Land Trust-education collaborations around the state.
- A steady trickle of new stewardship volunteers have been reaching out to the Land Trust.
- Ryan is working with students and educators in the Rising Tide Project with Camden Hills Regional High School. The Rising Tide Project is a day treatment program at CHRHS that provides support for students in special education who have otherwise been unsuccessful meeting the academic or behavioral standards in their school environment. We are already hearing very positive feedback from parents and students.

### Development

- Lowell Jones, barber fixture of downtown Camden with his brother Roger, passed away and asked that gifts in his memory go to Beech Hill Preserve (the family grew up and still live on Beech Hill Road).
- Spring newsletter is in development for a March release - if you have story ideas, please share them with Kathy or Ian at any time.
- Round the Mountain Campaign Committee Thank-you party; Feb 25 at CMLT offices, 5:30 - 7:00 pm
- If you are a Belfast Coop member, please attend the first part of the Annual Meeting, March 1 at 12:30 so you can vote for CMLT as part of the Common Sense (Round Up) program for 2021. It is worth about \$2,500 for us.

### Community Engagement

- Volunteer orientations scheduled for Wednesday, March 25 in Belfast and Wednesday, April 1 in Camden.
- The Coastal Mountains Nature Program schedule is confirmed.

### Land Protection

- Land Protection is having a busy beginning to the year, with two potential projects on the Ducktrap River and one potential project on Ragged Mountain!
- We are working on another two projects in Hurd's Pond, three in Northport, and one other in Lincolnville.

### Natural Phenomena

- Staff marveled at the sight of two bald eagles standing on the river ice at our office, when one hopped in the open water to take a bath...twice!

Minutes  
Coastal Mountains Land Trust  
Board of Directors Meeting  
December 17, 2019

Board Members present: Wallingford, President; Call\*, Collins, Conard, Gabel\* (until 5:30 p.m.), Johnson, McLaughlin Pike\*, Moore, Rittmaster, Thanhauser, Urey, White (\*on speakerphone)

Board Members absent: Moore, Noble, Ruffin

Staff present: Stewart, Young

Guest: Tom Preble, prospective new Board member

The meeting came to order at 4:06 p.m., with glasses raised in a toast to the signing of the Grassy Pond conservation easement this week, Christmas decorations, office staff, and thanks to all the many individuals who helped our work this year.

A. Guest Welcome: Tom Preble

Preble's family came to Maine in 1638. He has lived in Maine all his life. He moved to the midcoast 20 years ago, and lives in Northport. He became acquainted with Coastal Mountains Land Trust through former executive director Scott Dickerson. He and his wife Angela are members of the Land Trust's Summit Circle. He worked as an engineer, and is now retired. He has been a member of Penobscot County Cooperative Extension, and a Board member of the Penobscot Marine Museum. Conard said that Preble is a fountain of local information. He has traveled all over Maine. He does woodworking and stonework on his property, and has built a fire pit, canoes, furniture, benches and cabinets for his woodworking shop.

B. What's Going On at the Land Trust Now?

The biggest news is the closing on the Grassy Pond conservation easement on Dec. 19. Funds from Land for Maine's Future have been received toward the bargain-sale purchase from Maine Water Company.

C. Action Items

C.1 Approval of Nov. 19, 2019 Board Minutes as Revised

On motion of Thanhauser/Rittmaster, Board members voted unanimously to approve the November 19 Board meeting minutes with two corrections on p. 3 (p. 6 of Board packets for today's meeting). Under 3. Updates on Land Protection Projects, in the item Little River Project, Belfast, the location of Nordic's proposed land-based fish farm has not changed, so the second sentence should be deleted. Under Greenlaw Farm, Northport, in the second line, the size of the farm should be 650 acres.

C.2 Board Strategic Planning Discussion

A nine-page handout (SWOT Analysis) lists the Land Trust's Strengths, Weaknesses, Opportunities and Threats in land protection, stewardship, staff and Board, community, partners, organization, financial, education and outreach. Stewart will write a two-page summary of the SWOT analysis, and e-mail something to absent Board members. A new five-year strategic plan is in preparation. Members of the Strategic Planning Committee have divided into groups of two or three for discussion of specific topics.

Questions include:

1. What does serving all parts of the service region well look like? Do we have enough staff and volunteers to do this work well?
2. Climate as a key issue. As an organization we have not paid much attention to addressing climate change, for example by consciously creating preserves that facilitate lateral or uphill migration of plants and animals in response to rising temperatures and water levels.
3. Addressing the property tax issue with towns directly.

4. Engaging volunteers and committees that reflect the community.
5. Planning for proper balancing of priorities. Bringing priority planning to stewardship, outreach, etc.
6. Engaging committees and Board members in highest priorities.

#### Discussion:

- Johnson suggested changing “well” to “effectively” in question 1 above.
- McLaughlin Pike suggested concentrating on focus areas rather than areas of interest.
- Stewart asked for consideration of the relative importance of doing land protection based on the inherent conservation value of the land, as opposed to its strategic/political value, e.g. being near a school. How should these two factors be balanced?
- Johnson said that keeping land in a natural state can slow the pace of climate change. Is there any way to quantify the beneficial effect that undeveloped land has in slowing climate change?
- Conard asked how much connection we have with local communities. We should aim to engage volunteers, committee members and Board members who reflect local communities. Try to engage local fishermen, farmers, and small business owners -- people who work here. Many land trust volunteers are retired people “from away”, not really representative of the communities they live in.
- A speaker at a recent forum said that the population of midcoast Maine is expected to double in the next 10 years. What effects will this have on opportunities for land conservation?
- Planning and proper balancing of priorities: apply priority planning to stewardship and outreach, as well as to land protection.
- Figure out how to better publicize that the Land Trust does make contributions to local property taxes.
- In existing focus areas, what big prospects are left? In new focus areas, what are the top 25% of prospects?
- Look for undeveloped parcels over 10 acres within a 10-minute walk of a school. Rittmaster said that property owners near schools might be willing to have school groups visit their land without charge. We do not have to own the land. Investigate likely places near schools. Develop maps of the service region showing visitable land near schools in yellow/highlighting.
- Georges River Land Trust is interested in a cooperative project. Look for and identify one.

#### Land Stewardship

We are spread too thin. We have too few staff to do all that we want to. Lack of resources.

1. Maintain conservation values of the land we’ve already conserved. Forever-wild vs. actively managed. Access vs. habitat. Kennebec Valley Land Trust has two different sets of land preserves and conservation areas.
2. Beech Hill in Rockport has had two poor years of blueberry harvest. Stop the commercial harvest but keep the free pick?
3. Avoid and address violations of conservation easements.
4. Managing public access: parking lots, trailheads, trails.

#### Connecting People with Land

The goal is to create a land ethic within communities. Target audiences are: school age, pre-K - 18; Next Generation, ages 18 - 44; adults, ages 45 - 70; seniors, 70+. There is a lack of school programs. There is a need for undeveloped conservation land within a couple of minutes’ walk from schools. Build seating areas so that classes can be held outdoors. How much do we want to invest Land Trust staff in educational programs? Staff and Board members have met with teachers, Tanglewood, Merryspring.

#### Leadership and Sustainability

We lack sufficient endowment funds. Operating and stewardship needs compete with need for funds for additional land protection. We need increased volunteer leadership and participation by Board and committee members, volunteers, and Advisory Council members. What are our needs for staff and infrastructure over the next five years? How can we increase philanthropic support and engagement? Leadership donors, membership, capacity-building grants for school programs and other work, planned giving, collaborations? New directions; advocacy. What do we want to advocate for? Climate advocacy?

D. Land Trust History: Collaborations with Georges River Land Trust

Stewart showed a map of the current Coastal Mountains service area and that of Georges River Land Trust to the south and west, including parts of Rockport and Hope. McLaughlin Pike said that there are projects like the Hope Hills, Levensaler Mountain, and Moody Mountain, where a large area of interest to CMLT lies within the GRLT service region. The Georges Highland Path, a long-distance hiking trail, extends north from Thomaston through several CMLT preserves. Do we want to work collaboratively with GRLT, build a relationship, perhaps consider future merger?

Roy Call, a retired hospital administrator, said that collaborations make sense. He has had opportunity to observe several hospital mergers. Mergers take an unbelievable amount of time and energy. There are cultural differences between CMLT and GRLT. Collaborations between the two land trusts may make more sense than merger. Coastal Mountains Land Trust has a very distinct identity, which would be lost or diminished in a merger. CMLT has clarity. We know where we want to go. GRLT is currently working on a strategic plan. They have had three different executive directors in the past five years. Merger between CMLT and GRLT was discussed in 2002. It didn't happen. We could resume collaborative meetings about specific projects and goals. Collins said that bigger is not always better. Several Board members felt that CMLT should "stay local". Rittmaster and Wallingford said there are advantages to being larger: we could have Americorps volunteers, a Planning Director, a larger Development office.

The newly-expanded land trust to our south and west, Midcoast Conservancy, was formed on January 1, 2016, by the merger of four local land conservation organizations: Damariscotta Lake Watershed Association, Sheepscot Valley Conservation Association, Sheepscot Wellspring Land Alliance, and Hidden Valley Nature Center. Medomak Valley Land Trust merged with Midcoast Conservancy in early 2019. Young spoke about the problems involved in merging databases of five land trusts.

E. Reports

1. Priorities We're Working On - President and Executive Director

Round the Mountain Campaign: Closing on the Grassy Pond conservation easement is this Thursday, Dec. 19. There will be a press conference to announce the project on Dec. 27, which Board members are welcome to attend. Maine Coast Heritage Trust is sending an \$80,000 check this week. We had \$337,000 to raise. We have applied for one other large grant. We will need \$257,000 after the MCHT money is received.

Little River Project Update: We have met with Philip Conkling, the PR person for Nordic Aquafarms. They are waiting on permits. They need \$640,000 in mitigation funds for wetland impacts. There is a question how to fund dam removal. The Water District owns the dams. Nordic needs three permits from the municipality and four from DEP. Stewart thinks that if the fish farm does not get the required permits in the next six months, the project will not happen. He sees no role for the Land Trust.

Campbell Property, Rockport Harbor: The Campbells are donating their ~8.5-acre waterfront property on Beauchamp Point Road to the Land Trust. It is undeveloped except for a dock that will be removed. They will donate \$35,000 in stewardship funds, which will pay for removal of the dock. The float will be sold, the ramp re-used. The Land Trust will pay half a year's property taxes. Property taxes through April 1, 2020 are \$6,493. The Campbells do not want dogs on the property, but dogs can still use the public road that goes through the property.

Sherman's Point Realty Trust Property, Sherman's Point Road, Camden: Heather Rogers heard today that if the Declaration of Trust is finalized, we can put the visitor parking lot wherever we want. (See discussion in October 22, 2019 Board minutes, Item 5, and Land Protection Committee minutes of November 13, 2019.)

Land Stewardship Updates: Easement Violation, ATVs, Boat Moorings

Welliver Conservation Easement Property, Belmont: An abutter finds that he has been living for 25 years on land that he does not own. Now he wants to cut trees for a new driveway. What is the required remediation?

Bessey Tract, Hurds Pond Region of Interest: The Stewardship Committee has received a request for an ATV trail across part of the Bessey Tract. We need to consider the request, and consult with the donor of the property. In the past we have allowed existing snowmobile trails, but not new snowmobile trails. We have never allowed ATV trails on preserves. Collins said that ATVs operate during mud season and tear up land. Johnson said that there is some anti-Land Trust sentiment in Swanville, and allowing an ATV trail might be a strategic concession.

Mooring of Boats off McPheters Preserve, Megunticook Lake, Camden: There is a request to establish 10 - 12 summer moorings off the McPheters Preserve, which was donated by Gordon Bok and Carol Rohl and named in honor of their caretaker. There is nothing in our ordinance about moorings. Johnson said that traditionally you could put a mooring anywhere in Megunticook Lake. Two years ago a new State law or regulation was implemented, that a permit or permission from some State agency is required in order to put in a mooring. Towns are not enforcing the new regulation. Stewart contacted Bok and Rohl, who said they don't object to having moorings off the preserve. Stewart said we are getting more and more questions about uses of our properties. McLaughlin Pike advised being cautious, perhaps waiting until the Town of Camden has come to a resolution about how to handle mooring requests in the lake. Rittmaster said we have no trails on the McPheters Preserve.

2. Development Committee (see minutes, p. 8 in Board packets for today's meeting)

Money is still coming in from the Annual Appeal. The number of leadership donors is increasing steadily. Total membership, however, is not increasing. We are failing to meet membership goals.

3. Finance and Investment Committee (see minutes, p. 9 -10 in Board packets for today's meeting)

In May the Committee will do a thorough review of investment policies and procedures.

4. Memorandum on "Covered Persons", with regard to Sherman's Point Realty Trust Membership and Conflict of Interest Policy (p. 24 - 25 in Board packets for today's meeting)

Four "covered persons" who are beneficiaries of the Sherman's Point Realty Trust are Coastal Mountains Land Trust members and abutters to the property owned by Sherman's Point Realty Trust. Heather Rogers's memo states that there should be no conflict of interest if the Sherman's Point Realty Trust donates its property on Sherman's Point Road to the Land Trust. The property has already been conserved, with covenants held by The Nature Conservancy. There will be no significant change to the use of the property if it is donated to the Land Trust, other than eventual public access. No significant change to the property values of abutting properties is anticipated. Therefore, there should be no impermissible private benefit to the named Land Trust members from the proposed donation.

#### F. Next Meetings

There is no planned Board meeting in January. Most committee meetings are scheduled for Tuesday January 14 and Wednesday January 15. Stewart will send an email to schedule a Strategic Planning Committee meeting. McLaughlin Pike would prefer it to be on Thursday January 16 or Friday January 17.

Adjournment: The meeting was adjourned at 5:55 p.m. Board members were given holiday wreaths made by staff members.

Respectfully submitted,

Susan S. R. Alexander, Recording Secretary



**Coastal Mountains Land Trust**  
Conservation Land Acquisition Information

Project Name: Penobscot Park ocean access

Conservation Method: fee title donation

Current Property Owner: David Hirschfeld

Location: 2817 Atlantic Highway (Route 1), Lincolnville

Current Zoning: Limited Residential/Shoreland Zone

Size: 4.5 acres

Project Description: The Penobscot Park property is a 4.5 acre parcel on which the Land Trust already holds a conservation easement. It has been managed like a park, with most of the property mowed, and picnic tables, fire pits, toilet facilities, and access to a beach on Penobscot Bay. The current landowner has offered to donate ownership of the property to the Land Trust, which would secure public access to Penobscot Bay.

1. Current Land Use: The property is currently not used very frequently, if at all. It was originally used by MBNA, the conservation easement donor, as an employee park. There are picnic tables, fire pits, a volleyball net, bathroom facilities, a septic system, and a small parking lot near Route 1. The current owner has the property gated off and only neighbors walk on it occasionally. It is mowed but otherwise there is minimal management or use.
2. Conservation Values and Public Benefits, including Internal Revenue Service factors defining "significant public benefit": The fee title acquisition will permanently protect public access to Penobscot Bay for the public.

*a) uniqueness of the property in the area*

The uniqueness of this Parcel is that it will secure public access to Penobscot Bay ocean frontage.

*b) intensity of development in vicinity*

Route 1 has intensive residential development near the road in the vicinity, and is attractive for additional similar development.

*c) consistency of project with related public and/or legislatively mandated program to protect project*  
n/a

*d) consistency of the project with proximate conservation lands*

The subject property already has a conservation easement on it, and acquiring fee ownership will further the goals of the conservation easement in preserving the scenic and natural features of the property. The Land Trust also holds conservation easements on the Harbor View property and Ducktrap Conference Center on adjacent parcels. The subject property is in close proximity to the Murray Preserve and state owned land at Ducktrap Harbor.

*e) likelihood that development of project land would degrade scenic, natural, or historic character of the area*

This property is already protected from being developed by the conservation easement we already hold, so the purpose of acquiring fee title to the property will be to secure public access to the shorefront.

*f) opportunity for public use or scenic enjoyment of project*

As noted above, this acquisition will provide public access to the shorefront, as well as to enjoy the view of the surrounding area, with picnic tables, fire pits, and volleyball nets. It will be a wonderful “pocket park” for the community.

*g) importance to local economy by conserving the project*

Conservation of this parcel will have little or no specific effect on the local economy. However, increasing public access to the shore will provide a great benefit to the local community.

*h) likelihood that Land Trust will be able to acquire other equivalent project(s)*

Conservation of waterfront property is becoming increasingly rare, as real estate prices are high, reflecting the pattern of real estate development along the coast.

*i) cost to Land Trust to perpetually protect project*

Staff has estimated a stewardship need of \$62,000 to manage the property in perpetuity. The landowner has been approached with this number, and has said they may pledge to contribute to this need over time, but has not made a formal commitment.

*j) population density in area*

The population of Lincolnville is over 2,200.

3. Conservation Documents Summary: fee title deed

4. Estimated Costs:	Legal/title review:	\$500 (estimate)
	Stewardship endowment:	\$62,000
	Total	\$62,500

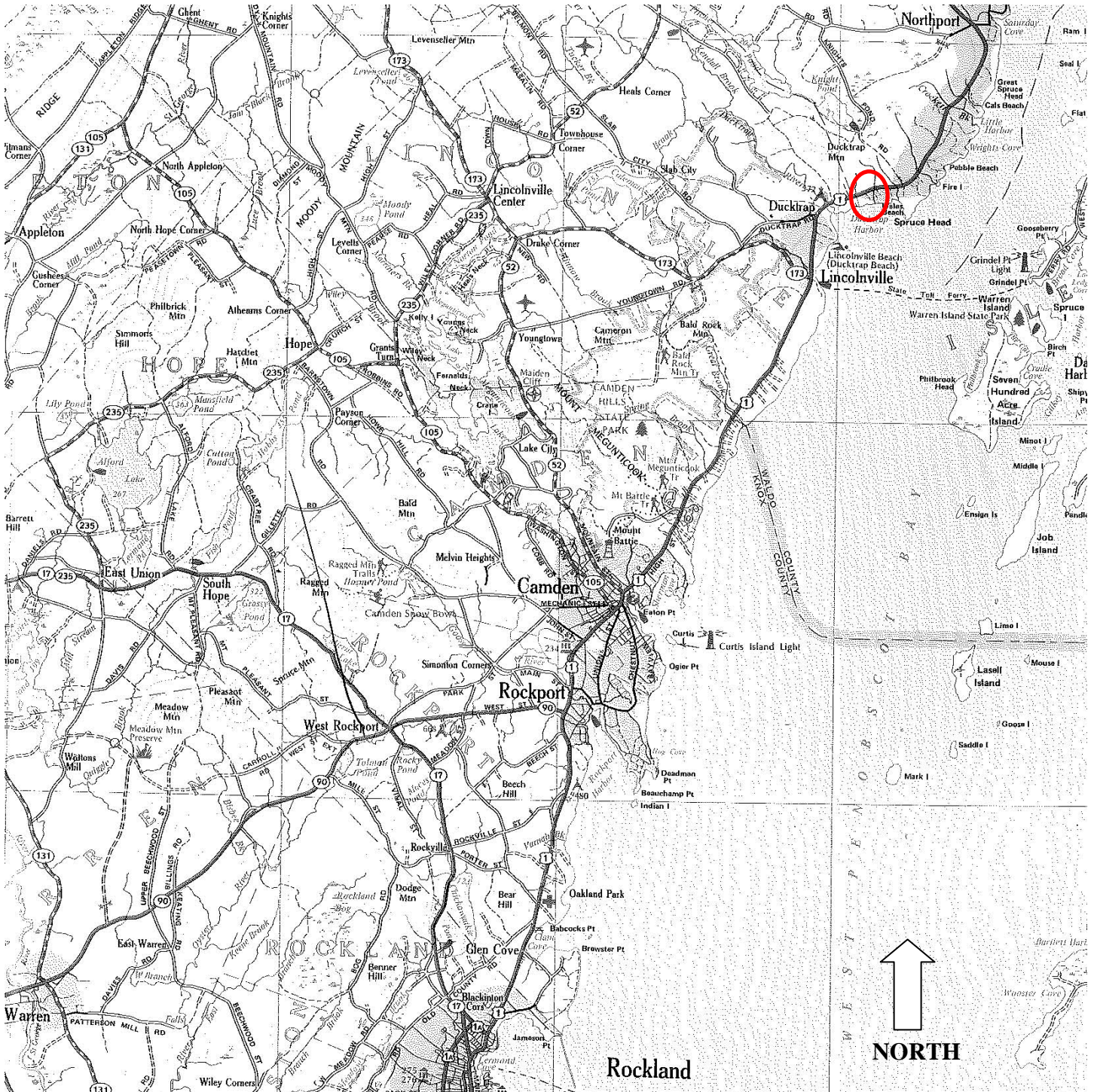
5. Land Preservation Committee Recommendation: the Committee recommends accepting donation of the ownership of the Penobscot Park property.

***Conflict of Interest***

Member(s) of the Land Acquisition Committee and/or the Board of Directors must absent himself/herself from deliberations and any votes concerning this project if so required by the Land Trust's Conflict of Interest Policy. Each such member should consider any potential conflict of interest he/she may have concerning this project, as described in the Policies of the Board of Directors. Should such a conflict occur, the affected member should absent himself/herself prior to the discussion of this project at any Committee or Board of Directors' meeting. The minutes of any Committee or Board of Director's meetings that include consideration of this project must note all declared conflicts of interest, the name of the individual(s) concerned, and the absenting of those individuals from the consideration.

Attachments:

**Location Map**  
**Penobscot Park Property**  
**Lincolnville, Waldo County**



1998 Maine Atlas and Gazetteer, Page 14





# COASTAL MOUNTAINS LAND TRUST Penobscot Park and Adjacent Parcels

Map 1/23/2020

Path: G:\GIS2\Maps\Scratch\Scratch 12\_30\_19.aprx



## Legend

### Conservation Lands

- Active Projects
- CMLT Easements
- Unconserved A but ing Parcels

Scale: 1:1,928

0 0.02 0.04 0.07 Miles

Source: GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Coastal Mountains Land Trust  
**Criteria for Evaluating Conservation Land Acquisitions**

These criteria have been established to guide evaluation and recommendation of candidate conservation land acquisitions by the Land Preservation Committee and to ensure that the Board of Directors has sufficient information to act on the proposed conservation land acquisition in a manner consistent with its vision, mission, land conservation goals, and Internal Revenue Service regulations. Specifically, regarding the latter, the "conservation purposes" stated under Internal Revenue Code Section 170(h) are;

- (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii) the preservation of open space (including farmland and forest land) where such preservation is --
  - (I) for the scenic enjoyment of the general public, or
  - (II) pursuant to a clearly delineated Federal State, or local governmental conservation policy, and will yield a significant public benefit, or
- (iv) the preservation of an historically important land area or a certified historic structure.

The Criteria for Evaluating Conservation Land Acquisitions is completed by Staff for the candidate conservation land acquisition and submitted to the Land Preservation Committee and Board of Directors for their consideration.

Candidate Conservation Land Acquisition: Penobscot Park fee donation

Date of draft version of Criteria: February 19, 2020

Date of final version of Criteria:

	Yes	No	n/a
<b>1. Service Region</b>			
1.1 The property is within the Land Trust service region or overlaps its boundaries	X		
<i>If marked "No," describe here why the proposed project should be considered:</i>			
<b>2. System of Conservation Lands and Integrity of Protection</b>			
2.1 The property is adjacent to lands previously protected by the Land Trust or other conservation organizations or agencies	X		
2.2 The property is within a Focal Area or Region of Interest adopted by the Board of Directors <i>Bald and Ragged Mountains Focus Area</i>		X	
2.3 The property is of sufficient size that its conservation resources are likely to	X		

remain substantially intact despite development or other intensive uses of adjacent properties			
2.4 There is reasonable potential for conserving sufficient lands adjacent to the property to keep intact the conservation resources of the property		X	
<i>If 2.1 through 2.4 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	n/a
<b>3. Public Benefit</b>			
3.1 The property contains important natural features, including but not limited to: <ul style="list-style-type: none"> <li>• Old-growth or very mature forests</li> <li>• Significant wildlife habitat or migration routes</li> <li>• Undeveloped frontage on streams, lakes, estuaries, or Penobscot Bay</li> <li>• Significant wetlands</li> <li>• Sand and gravel aquifers identified by the Maine Geological Survey</li> <li>• Lies within the watershed of a surface public water supply</li> <li>• Exemplary natural communities identified by Maine Natural Areas Program</li> </ul>	X		
3.2 Protection of the property furthers a published Federal, State, or local government comprehensive plan, conservation plan, program, or regulation		X	
3.3 The property contains or buffers habitat for federal- or state-listed species that are endangered, threatened, rare, or of special concern		X	
3.4 The property contains significant agricultural soils identified by United States Department of Agriculture		X	
3.5 The property is or has the potential to be a commercially productive farm		X	
3.6 The property is or has the potential to be a commercially productive forest		X	
3.7 Conservation of the property will provide public access to public land or public waters for outdoor recreation	X		
3.8 The property contains natural and cultural scenic attributes and is visible from public lands, waters, or roads	X		
3.9 The property contains unique or outstanding characteristics such as geologic landforms, caves, waterfalls, cliffs, or talus fields		X	
If 3.1 through 3.9 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:			

	Yes	No	N/A
<b>4. Feasibility</b>			
4.1 If the conservation interest is purchased, the price is equal or less than the appraised fair market value of the interest			X
4.2 The Land Trust has the financial resources to accept donation or purchase of the proposed conservation interest, or has initiated a capital campaign to raise such resources	X		
4.3 The natural resources of the property have not been substantially degraded, or there is a feasible restoration plan	X		
4.4 Hazardous waste has not been identified on the property, and the property is free of other waste, dangerous structures, or maintenance burdens	X		
4.5 The property can be monitored and managed in perpetuity without irreversible depletion of the Land Trust's financial or human resources	X		
4.6 The conservation easement or deed is not encumbered by rights reserved by the grantor that diminish the property's conservation values or inhibit the Land Trust's ability to protect or use the property	X		
4.7 The property has legal access	X		
4.8 The property can be protected by the Land Trust with reasonable effort in relation to the property's conservation value: <ul style="list-style-type: none"> <li>The title will be clear and marketable or insurable at closing</li> <li>There are no encroachments or boundary disputes at closing</li> <li>A boundary survey by a professional land surveyor will be completed by closing, or all boundaries of the trail easement are continuously marked by well-defined, substantial, and durable features</li> </ul>	X		
4.9 Protection of the property by the Land Trust is the most effective way to achieve conservation of the property and there is no other willing or more qualified conservation organization or agency	X		
4.10 There are no legal, ethical, or public image problems associated with conservation of the property by the Land Trust. <ul style="list-style-type: none"> <li>No conflict of interest on the Board of Directors, Staff, Committees or other persons covered under the Land Trust's conflict of interest policy</li> <li>Does not jeopardize IRS 501(c)(3) status</li> <li>Does not impose a negative economic impact on the community</li> <li>Is not opposed by a substantial number of residents or the town</li> <li>Is not part of a controversial or inappropriate land development proposal or activity</li> </ul>	X		
If any of 4.1 through 4.10 are marked "No," describe here why the Land Trust should commit resources to conserving the project:			



**Coastal Mountains Land Trust**  
Conservation Land Acquisition Information

Project Name: Hart Parcel, Bald & Ragged Mountains Focus Area

Conservation Method: Purchase of fee title

Current Property Owner: John and Rhonda Hart

Location: Hope Street, Rockport

Current Zoning: Rural

Size: ~15 Acres, an undeveloped portion of the larger 30 acre residential property

Project Description: The Hart parcel is strategically located on the western side of Ragged Mountain, surrounded on either side by the Maine Water Company Conservation Easement.

Purchase of a portion of the property would allow for a reroute of the Round the Mountain trail that would save construction costs and reduce future maintenance needs of the trail. The Harts have had their property on the market and have been unwilling to negotiate a trail corridor with the Land Trust. Staff is negotiating with a potential buyer of the property to acquire a portion of the property that includes the trail corridor.

1. Current Land Use: Other than a driveway from Hope Street to the house, there are no structures anywhere on the property with the exception of stone walls and telephone poles.
2. Conservation Values and Public Benefits, including Internal Revenue Service factors defining "significant public benefit": The fee title acquisition will permanently protect the natural, scenic, ecological, and public access resources of this portion of Ragged Mountain.

*a) uniqueness of the property in the area*

The uniqueness of this parcel is that it is one of the assemblage of properties that the Land Trust has identified for conservation acquisition on Ragged Mountain and Bald Mountain. Further, because of the location of this property within the planned corridor for the Round the Mountain Trail, it has unique value for the exceptional public access proposal.

*b) intensity of development in vicinity*

Hope Street has intensive residential development near the road in the vicinity, and is attractive for additional similar development.

*c) consistency of project with related public and legislatively mandated programs*

The Bald and Ragged Mountains Focal Area, identified by the Land Trust, is also designated a focus area by the Maine Natural Areas Program and the Maine Department of Inland Fisheries and Wildlife.

*d) consistency of the project with proximate conservation lands*

Management of the Parcel will be consistent with the other conservation tracts owned by the Land Trust on Ragged Mountain.

*e) opportunity for public use or scenic enjoyment of project*

As noted above, this acquisition is a key link in expanding public outdoor recreation opportunities on Ragged Mountain, particularly the Round the Mountain Trail.

*f) importance to local economy by conserving the project*

Conservation of this parcel will have little or no specific effect on the local economy. However, the overall project of conserving the Bald and Ragged Mountains is broadly recognized as providing significant economic benefit to the region, especially through the Land Trust's collaboration with the redevelopment of the Camden Snow Bowl (aka Ragged Mountain Recreation Area), and through expected use of the Round the Mountain Trail.

*g) likelihood that Land Trust will be able to acquire other equivalent project(s)*

The Land Trust has already conserved all but one more property on Ragged Mountain to allow for construction of the entirety of the Round the Mountain Trail.

*h) cost to Land Trust to perpetually protect project*

The Stewardship Cost Analysis for this project is \$7,240. This does not include construction of the Round the Mountain Trail, as that is addressed in the overall trail construction budget.

*i) population density in area*

The population of Rockport is 3,300, and the population of Camden is 4,850.

3. Conservation Documents Summary: fee title deed

4. Estimated Costs: Although the final terms of purchase have not been agreed, staff proposes the following, with the potential to sell a house lot at the Hope Street end of the property, estimated to sell for \$50-\$60,000, and/or to sell all or a portion of the property to the Maine Water Company.

\$125,000 for 15 acres of land (including potential house lot to sell)  
**OR** \$85,000 for 12 acres of land (excluding potential house lot to sell)

\$7,240 Stewardship allocation  
\$300 appraisal  
**\$92,540 - \$132,540 TOTAL**

5. Land Preservation Committee Recommendation: The Committee recommends acquisition of this property to the Board, pending an agreement based on the appraisal that meets the Land Trust's goals.

***Conflict of Interest***

Member(s) of the Land Acquisition Committee and/or the Board of Directors must absent himself/herself from deliberations and any votes concerning this project if so required by the Land Trust's Conflict of Interest Policy. Each such member should consider any potential conflict of interest he/she may have concerning this project, as described in the Policies of the Board of Directors. Should such a conflict occur, the affected member should absent himself/herself prior to the discussion of this project at any Committee or Board of Directors' meeting. The minutes of any Committee or Board of Director's meetings that include consideration of this project must note all declared conflicts of interest, the name of the individual(s) concerned, and the absenting of those individuals from the consideration.

Attachments:

Location Map  
**Hart Property**  
Rockport, Knox County



1998 Maine Atlas and Gazetteer, Page 14





Coastal Mountains Land Trust  
**Criteria for Evaluating Conservation Land Acquisitions**

These criteria have been established to guide evaluation and recommendation of candidate conservation land acquisitions by the Land Preservation Committee and to ensure that the Board of Directors has sufficient information to act on the proposed conservation land acquisition in a manner consistent with its vision, mission, land conservation goals, and Internal Revenue Service regulations. Specifically, regarding the latter, the "conservation purposes" stated under Internal Revenue Code Section 170(h) are;

- (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii) the preservation of open space (including farmland and forest land) where such preservation is --
  - (I) for the scenic enjoyment of the general public, or
  - (II) pursuant to a clearly delineated Federal State, or local governmental conservation policy, and will yield a significant public benefit, or
- (iv) the preservation of an historically important land area or a certified historic structure.

The Criteria for Evaluating Conservation Land Acquisitions is completed by Staff for the candidate conservation land acquisition and submitted to the Land Preservation Committee and Board of Directors for their consideration.

Candidate Conservation Land Acquisition: Hart/Synder property fee purchase

Date of draft version of Criteria: February 20, 2020

Date of final version of Criteria:

	Yes	No	n/a
<b>1. Service Region</b>			
1.1 The property is within the Land Trust service region or overlaps its boundaries	X		
<i>If marked "No," describe here why the proposed project should be considered:</i>			
<b>2. System of Conservation Lands and Integrity of Protection</b>			
2.1 The property is adjacent to lands previously protected by the Land Trust or other conservation organizations or agencies	X		
2.2 The property is within a Focal Area or Region of Interest adopted by the Board of Directors <i>Bald and Ragged Mountains Focus Area</i>	X		
2.3 The property is of sufficient size that its conservation resources are likely to	X		

remain substantially intact despite development or other intensive uses of adjacent properties			
2.4 There is reasonable potential for conserving sufficient lands adjacent to the property to keep intact the conservation resources of the property	X		
<i>If 2.1 through 2.4 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	n/a
<b>3. Public Benefit</b>			
3.1 The property contains important natural features, including but not limited to: <ul style="list-style-type: none"> <li>• Old-growth or very mature forests</li> <li>• Significant wildlife habitat or migration routes</li> <li>• Undeveloped frontage on streams, lakes, estuaries, or Penobscot Bay</li> <li>• Significant wetlands</li> <li>• Sand and gravel aquifers identified by the Maine Geological Survey</li> <li>• Lies within the watershed of a surface public water supply</li> <li>• Exemplary natural communities identified by Maine Natural Areas Program</li> </ul>	      X X		
3.2 Protection of the property furthers a published Federal, State, or local government comprehensive plan, conservation plan, program, or regulation	X		
3.3 The property contains or buffers habitat for federal- or state-listed species that are endangered, threatened, rare, or of special concern		X	
3.4 The property contains significant agricultural soils identified by United States Department of Agriculture		X	
3.5 The property is or has the potential to be a commercially productive farm		X	
3.6 The property is or has the potential to be a commercially productive forest		X	
3.7 Conservation of the property will provide public access to public land or public waters for outdoor recreation	X		
3.8 The property contains natural and cultural scenic attributes and is visible from public lands, waters, or roads	X		
3.9 The property contains unique or outstanding characteristics such as geologic landforms, caves, waterfalls, cliffs, or talus fields		X	
If 3.1 through 3.9 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:			

	Yes	No	N/A
<b>4. Feasibility</b>			
4.1 If the conservation interest is purchased, the price is equal or less than the appraised fair market value of the interest	X		
4.2 The Land Trust has the financial resources to accept donation or purchase of the proposed conservation interest, or has initiated a capital campaign to raise such resources	X		
4.3 The natural resources of the property have not been substantially degraded, or there is a feasible restoration plan	X		
4.4 Hazardous waste has not been identified on the property, and the property is free of other waste, dangerous structures, or maintenance burdens	X		
4.5 The property can be monitored and managed in perpetuity without irreversible depletion of the Land Trust's financial or human resources	X		
4.6 The conservation easement or deed is not encumbered by rights reserved by the grantor that diminish the property's conservation values or inhibit the Land Trust's ability to protect or use the property	X		
4.7 The property has legal access	X		
4.8 The property can be protected by the Land Trust with reasonable effort in relation to the property's conservation value: <ul style="list-style-type: none"> <li>The title will be clear and marketable or insurable at closing</li> <li>There are no encroachments or boundary disputes at closing</li> <li>A boundary survey by a professional land surveyor will be completed by closing, or all boundaries of the trail easement are continuously marked by well-defined, substantial, and durable features</li> </ul>	X		
4.9 Protection of the property by the Land Trust is the most effective way to achieve conservation of the property and there is no other willing or more qualified conservation organization or agency	X		
4.10 There are no legal, ethical, or public image problems associated with conservation of the property by the Land Trust. <ul style="list-style-type: none"> <li>No conflict of interest on the Board of Directors, Staff, Committees or other persons covered under the Land Trust's conflict of interest policy</li> <li>Does not jeopardize IRS 501(c)(3) status</li> <li>Does not impose a negative economic impact on the community</li> <li>Is not opposed by a substantial number of residents or the town</li> <li>Is not part of a controversial or inappropriate land development proposal or activity</li> </ul>	X		
<i>If any of 4.1 through 4.10 are marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			



**Coastal Mountains Land Trust**  
Conservation Land Acquisition Information

Project Name: Haas Property, Mt. Tuck Focus Area

Conservation Method: Purchase of fee title

Current Property Owner: Alan and Loni Haas

Location: Mt. Tuck, Prospect, Maine

Current Zoning: Rural

Size: ~53 acre

Project Description: The Haas parcel is one of two remaining parcels that the Land Trust must permanently conserve in order to complete the proposed Round the Mountain trail corridor. Despite repeated efforts to contact the landowners since 2004, the Land Trust has been unable to meet with the O'Connors to discuss permanent conservation of their property. The property was listed by Remax / Jaret & Cohn on Friday 9/15/2017 for \$175,000.

1. Current Land Use: The property is not currently enrolled in any current use tax classification. There are no structures, roads, or other signs of human management anywhere on the property.
2. Conservation Values and Public Benefits, including Internal Revenue Service factors defining "significant public benefit": The fee title acquisition will permanently protect the natural, scenic, ecological, and public access resources of this portion of Mt. Tuck.

*a) uniqueness of the property in the area*

The uniqueness of this Parcel is that it is one of the two remaining properties needed by the Land Trust to establish a preferred trail route to the summit of Mt. Tuck which we purchased in 2019. Sitting next to the HRS Wildlife Sanctuary and the State's Sandy Point Wildlife Management Area, Mt. Tuck and this Haas property lie at the center of a 2,800+ acre undeveloped block.

*b) intensity of development in vicinity*

This area of Mt. Tuck has no nearby residential development and would be an expensive place to bring a driveway and utilities to facilitate any development. The most likely development pressure for this area of Mt. Tuck is for sites for "backwoods" hunting camp.

*c) consistency of project with legislatively mandated program to protect project*

This project has received verbal support from the Town of Stockton Springs and the Maine Department of Inland Fisheries and Wildlife which favors increasing the effective size of its reserve lands.

*d) consistency of the project with related public programs*

See c).

*e) consistency of the project with proximate conservation lands*

Management of the Parcel will be consistent with the other conservation tracts owned by the Land Trust on Mt. Tuck.

*f) likelihood that development of project land would degrade scenic, natural, or historic character of the area*

Even small scale development on this property for use as a camp location would change the remote and undisturbed character of Mt. Tuck and its value as a large intact area of wildlife habitat.

*g) opportunity for public use or scenic enjoyment of project*

As noted above, this acquisition is a key link in expanding public outdoor recreation opportunities on Mt. Tuck.

*h) importance to local economy by conserving the project*

Conservation of this parcel will have little or no specific effect on the local economy. However, it is our hope that the project of conserving Mt. Tuck will provide a destination worthy hike in the Stockton Springs / Prospect area, which does not currently exist. Our hope is that this might provide a reason for more people to stop in Stockton Springs along Route 1, which could have secondary economic benefits to this small community.

*i) likelihood that Land Trust will be able to acquire other equivalent project(s)*

As currently proposed, this project is in fact contingent upon gaining access across an adjacent property owned by the Smith family who have repeatedly indicated a willingness to donate a conservation interest in their land. As such, we feel strongly that we will be able to acquire additional parcels on Mt. Tuck that will make this individual project even more meaningful.

*j) cost to Land Trust to perpetually protect project*

\$7,500 (this number is relatively low because this is a simple addition to the adjacent Mt. Tuck Preserve)

*k) population density in area*

The population density of this area of Stockton Springs is very low.

3. Conservation Documents Summary:

4. Estimated Costs:	Purchase price not to exceed \$25,000
	Transaction costs \$ 2,500
	<u>Stewardship Costs</u> \$ 7,500
	Not to exceed estimate \$35,000

5. Land Preservation Committee Recommendation: Negotiate a purchase of this property at or below appraised value.

***Conflict of Interest***

Member(s) of the Land Acquisition Committee and/or the Board of Directors must absent himself/herself from deliberations and any votes concerning this project if so required by the Land Trust's Conflict of Interest Policy. Each such member should consider any potential conflict of interest he/she may have concerning this project, as described in the Policies of the Board of Directors. Should such a conflict occur, the affected member should absent himself/herself prior to the discussion of this project at any Committee or Board of Directors' meeting. The minutes of any Committee or Board of Director's meetings that include

consideration of this project must note all declared conflicts of interest, the name of the individual(s) concerned, and the absention of those individuals from the consideration.

Attachments:

Delorme Map with project location identified

Project Map showing boundaries of parcel

Criteria Worksheet

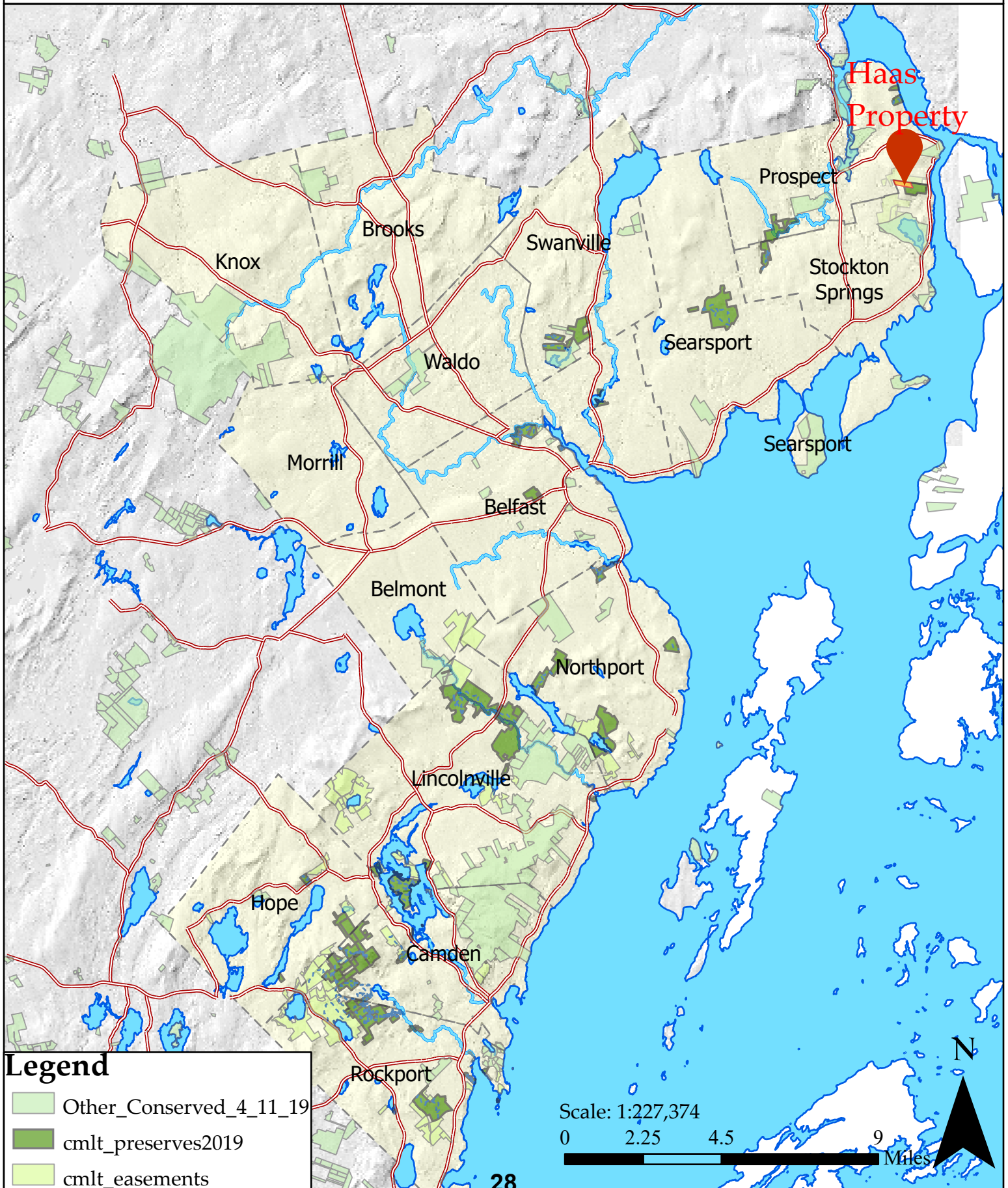


# COASTAL MOUNTAINS Haas Property - Stockton Springs, LAND TRUST

Map 2/19/2020

## Location Map

Path: G:\GIS2\Maps\LandProtection\Haas (Stockton Springs)\Haas\_2\_19\_2020\Haas\_2\_19\_2020.aprx

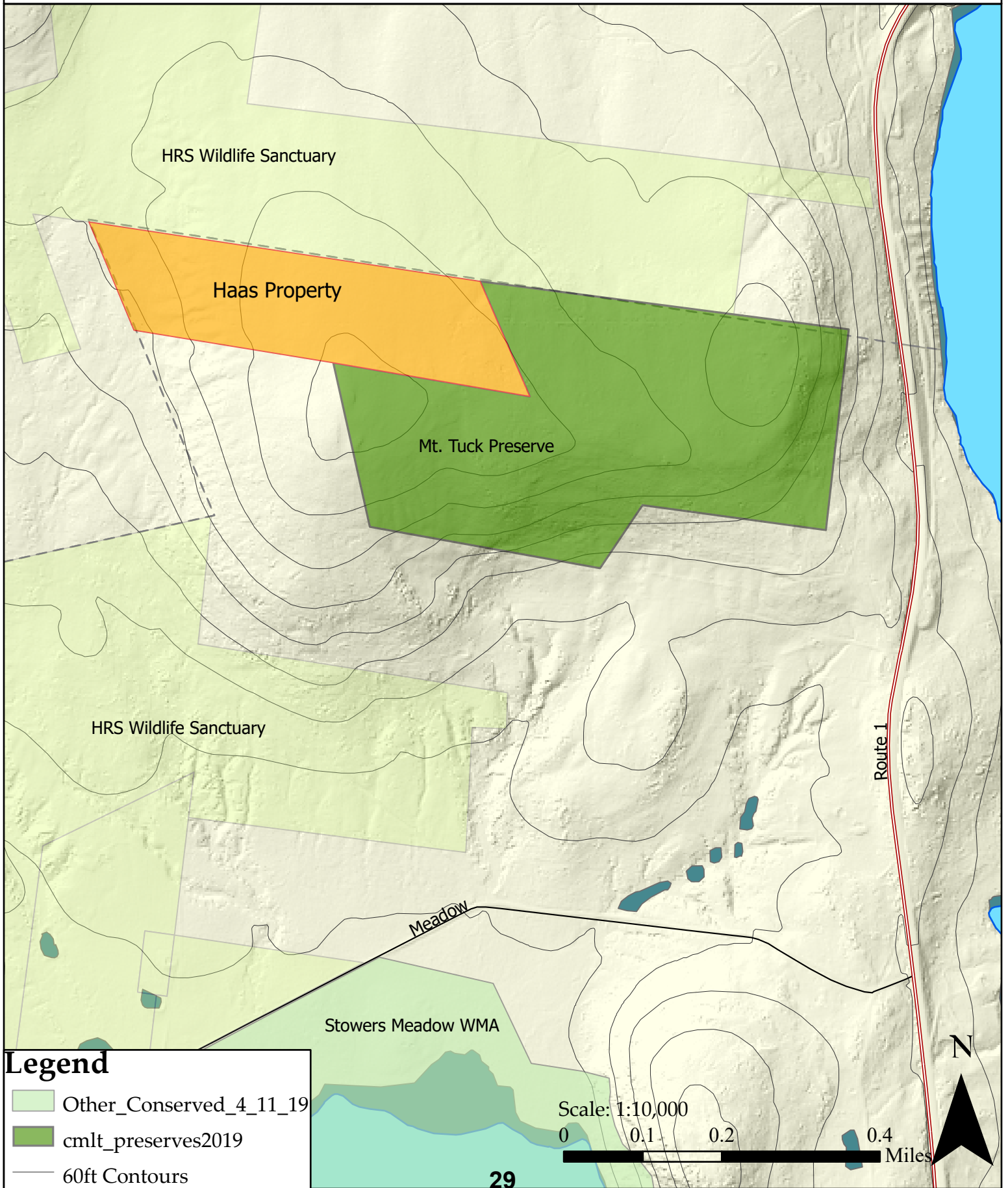




# COASTAL MOUNTAINS Haas Property - Stockton Springs

Map 2/19/2020

Path: G:\GIS2\Maps\LandProtection\Haas (Stockton Springs)\Haas \_2\_19\_2020\Haas \_2\_19\_2020.aprx



Coastal Mountains Land Trust  
**Criteria for Evaluating Conservation Land Acquisitions**

These criteria have been established to guide evaluation and recommendation of candidate conservation land acquisitions by the Land Preservation Committee and to ensure that the Board of Directors has sufficient information to act on the proposed conservation land acquisition in a manner consistent with its vision, mission, land conservation goals, and Internal Revenue Service regulations. Specifically, regarding the latter, the "conservation purposes" stated under Internal Revenue Code Section 170(h) are;

- (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii) the preservation of open space (including farmland and forest land) where such preservation is --
  - (I) for the scenic enjoyment of the general public, or
  - (II) pursuant to a clearly delineated Federal State, or local governmental conservation policy, and will yield a significant public benefit, or
- (iv) the preservation of an historically important land area or a certified historic structure.

The Criteria for Evaluating Conservation Land Acquisitions is completed by Staff for the candidate conservation land acquisition and submitted to the Land Preservation Committee and Board of Directors for their consideration.

Candidate Conservation Land Acquisition: Haas Property, Mt. Tuck

Date of draft version of Criteria: 2/19/2020

Date of final version of Criteria: : 2/19/2020

	Yes	No	n/a
<b>1. Service Region</b>			
1.1 The property is within the Land Trust service region or overlaps its boundaries	x		
<i>If marked "No," describe here why the proposed project should be considered:</i>			
<b>2. System of Conservation Lands and Integrity of Protection</b>			
2.1 The property is adjacent to lands previously protected by the Land Trust or other conservation organizations or agencies	x		
2.2 The property is within a Focal Area or Region of Interest adopted by the Board of Directors <i>Bald and Ragged Mountains Focus Area</i>		x	

2.3 The property is of sufficient size that its conservation resources are likely to remain substantially intact despite development or other intensive uses of adjacent properties	x		
2.4 There is reasonable potential for conserving sufficient lands adjacent to the property to keep intact the conservation resources of the property	x		
<i>If 2.1 through 2.4 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	n/a
<b>3. Public Benefit</b>			
3.1 The property contains important natural features, including but not limited to: <ul style="list-style-type: none"> <li>• Old-growth or very mature forests</li> <li>• Significant wildlife habitat or migration routes</li> <li>• Undeveloped frontage on streams, lakes, estuaries, or Penobscot Bay</li> <li>• Significant wetlands</li> <li>• Sand and gravel aquifers identified by the Maine Geological Survey</li> <li>• Lies within the watershed of a surface public water supply</li> <li>• Exemplary natural communities identified by Maine Natural Areas Program</li> </ul>	x		
3.2 Protection of the property furthers a published Federal, State, or local government comprehensive plan, conservation plan, program, or regulation		x	
3.3 The property contains or buffers habitat for federal- or state-listed species that are endangered, threatened, rare, or of special concern		x	
3.4 The property contains significant agricultural soils identified by United States Department of Agriculture		x	
3.5 The property is or has the potential to be a commercially productive farm		x	
3.6 The property is or has the potential to be a commercially productive forest		x	
3.7 Conservation of the property will provide public access to public land or public waters for outdoor recreation	x		
3.8 The property contains natural and cultural scenic attributes and is visible from public lands, waters, or roads	x		
3.9 The property contains unique or outstanding characteristics such as geologic landforms, caves, waterfalls, cliffs, or talus fields		x	
<i>If 3.1 through 3.9 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			



	Yes	No	N/A
<b>4. Feasibility</b>			
4.1 If the conservation interest is purchased, the price is equal or less than the appraised fair market value of the interest	x		
4.2 The Land Trust has the financial resources to accept donation or purchase of the proposed conservation interest, or has initiated a capital campaign to raise such resources	x		
4.3 The natural resources of the property have not been substantially degraded, or there is a feasible restoration plan	x		
4.4 Hazardous waste has not been identified on the property, and the property is free of other waste, dangerous structures, or maintenance burdens			x
4.5 The property can be monitored and managed in perpetuity without irreversible depletion of the Land Trust's financial or human resources	x		
4.6 The conservation easement or deed is not encumbered by rights reserved by the grantor that diminish the property's conservation values or inhibit the Land Trust's ability to protect or use the property	x		
4.7 The property has legal access	x		
4.8 The property can be protected by the Land Trust with reasonable effort in relation to the property's conservation value: <ul style="list-style-type: none"> <li>The title will be clear and marketable or insurable at closing</li> <li>There are no encroachments or boundary disputes at closing</li> <li>A boundary survey by a professional land surveyor will be completed by closing, or all boundaries of the trail easement are continuously marked by well-defined, substantial, and durable features</li> </ul>	x		
4.9 Protection of the property by the Land Trust is the most effective way to achieve conservation of the property and there is no other willing or more qualified conservation organization or agency	x		
4.10 There are no legal, ethical, or public image problems associated with conservation of the property by the Land Trust. <ul style="list-style-type: none"> <li>No conflict of interest on the Board of Directors, Staff, Committees or other persons covered under the Land Trust's conflict of interest policy</li> <li>Does not jeopardize IRS 501(c)(3) status</li> <li>Does not impose a negative economic impact on the community</li> <li>Is not opposed by a substantial number of residents or the town</li> <li>Is not part of a controversial or inappropriate land development proposal or activity</li> </ul>	x		
If any of 4.1 through 4.10 are marked "No," describe here why the Land Trust should commit resources to conserving the project: Approval pending ESA.			

## DECLARATION OF CHARITABLE TRUST

Expansion Tract of the Beech Hill Preserve  
Town of Rockport, Knox County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Rockport, which premises were acquired by the warranty deed of Conservation Limited Development, dated May 21, 2019, and recorded at the Knox County Registry of Deeds at Book 5419, Page 282, known as the Expansion Tract of the Beech Hill Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for preserve or agricultural management, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable agriculture, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a “holder” under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust’s officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by Judith Wallingford, its President, this \_\_\_\_ day of \_\_\_\_\_, 2020.

COASTAL MOUNTAINS LAND TRUST

\_\_\_\_\_  
by Judith Wallingford  
its President

STATE OF MAINE

COUNTY OF KNOX, ss.

Date:

Personally appeared before me Judith Wallingford, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

\_\_\_\_\_  
Notary Public

Print Name:

My commission expires:

## DECLARATION OF CHARITABLE TRUST

Rockport Shore Preserve  
Town of Rockport, Knox County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Rockport, which premises were acquired by the warranty deed of Amy S. Campbell, dated December 18, 2019, and recorded at the Knox County Registry of Deeds at Book 5503, Page 152, known as the Rockport Shore Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable forestry guided by a forest management plan, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance

with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a “holder” under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust’s officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by Judith Wallingford, its President, this \_\_\_\_ day of \_\_\_\_\_, 2020.

COASTAL MOUNTAINS LAND TRUST

\_\_\_\_\_  
by Judith Wallingford  
its President

STATE OF MAINE  
COUNTY OF KNOX, ss.

Date:

Personally appeared before me Judith Wallingford, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

\_\_\_\_\_  
Notary Public  
Print Name:  
My commission expires:

## DECLARATION OF CHARITABLE TRUST

Summit Tract of the Mount Tuck Preserve  
Town of Stockton Springs, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Stockton Springs, which premises were acquired by the warranty deed of Linda Gillespie Trumbull, dated June 25, 2019 and recorded at the Waldo County Registry of Deeds at Book 4386 Page 267 known as the Summit Tract of the Mount Tuck Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.



No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable forestry guided by a forest management plan, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance

with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a “holder” under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust’s officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by Judy Wallingford, its President, this \_\_\_\_ day of \_\_\_\_\_, 2020.

COASTAL MOUNTAINS LAND TRUST

---

by Judith Wallingford  
its President

STATE OF MAINE  
COUNTY OF KNOX, ss.

Date:

Personally appeared before me Judy Wallingford, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

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Notary Public  
Print Name:  
My commission expires:

## MORTGAGE SUBORDINATION

WHEREAS, **LINDA GILLESPIE TRUMBULL** (MORTGAGEE), an individual having a mailing address of P.O. Box 106, Stockton Springs, Maine, is the holder of a Mortgage Deed from **COASTAL MOUNTAINS LAND TRUST** (MORTGAGOR), a Maine nonprofit corporation having a mailing address of 101 Mount Battie St., Camden, Maine, on a parcel of land in the Town of Stockton Springs, Waldo County, Maine, (the Premises), more particularly described in said mortgage deed dated June 25, 2019, and recorded in the Waldo County Registry of Deeds at Book 4386, Page 269; and

WHEREAS the MORTGAGOR remains the owner in fee of the Premises; and

WHEREAS, the MORTGAGOR contemplates imposing a Declaration of Charitable Trust on the Premises, in order to ensure long-term conservation protection of the Premises;

NOW, THEREFORE, MORTGAGEE, for itself and its successors and assigns, does hereby covenant, consent and agree that the lien created by said above-referenced Mortgage shall be and are hereby subordinated and released to MORTGAGOR to the extent of the Declaration of Charitable Trust, to enforce the terms, restrictions and covenants of said Declaration of Charitable Trust so that the same shall not be extinguished or terminated by a foreclosure or other transfer pursuant to MORTGAGOR'S rights thereunder.

IN WITNESS WHEREOF, Linda Gillespie Trumbull has caused this instrument to be signed and sealed this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Linda Gillespie Trumbull

State of Maine

County of \_\_\_\_\_, 2020

Personally appeared the above-named Linda Gillespie Trumbull and acknowledged the foregoing instrument to be her free act and deed.

Before me, \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print or Type Name

My commission expires:

1. Major Gifts Committee Job Description
  - a. Discussion about the membership/marketing committee; proposing it be called Membership & Outreach
  - b. Review of the Major Donors Committee and consider that it be called Leadership Donors & Planned Giving Committee.
  - c. Both committees are open all Board members for consideration and revised job descriptions will be circulated as they are prepared.
2. Leadership Donors –
  - a. Cultivation and step increase challenges for members: each Board meeting, Ian will present 10-15 names for consideration of Board who might know/want to accept the assignment of connecting with that person and discussing and upgrade in their annual giving.
3. Endowment Campaign – committee members have each taken an organization that has recently completed an endowment campaign and will get as much information as is possible for our fall review/consideration of creating a campaign.

Leadership Donors: \$326,996/120 (Budget: \$247,000)

Membership: \$24,912/279 (Budget: \$30,000)

Annual Appeal: \$32,386/300 (Budget: \$34,000)

New Members: 53 (Goal: 50)

COASTAL MOUNTAINS  
LAND TRUST



Finance and Investment Committee

February 12, 2020

AGENDA

**Members Present:** Dan Johnson (Treasurer), Jay Freedman, Brad Hennemuth, Judy Wallingford, Malcolm White, and Ian Stewart & Polly Jones.

Members by VideoLink: Roy Call, Landis Gabel and Tom Moore.

Discussion Items

1. Review of CMLT Investments

a. Discussion of index / passive strategy investing – Roger Rittmaster

*Roger Rittmaster made a brief presentation regarding index investing through Vanguard investments.*

b. Discussion of Bangor Saving Bank investments meeting

*Committee felt like inviting BSB to provide additional information is warranted, but that the initial numbers/benchmarks they provided were not useful.*

*Next steps:*

*i. Committee agreed to try and reach a decision regarding investment strategy by June 1.*

*ii. Stewart will ask various well respected local nonprofits about their choice in investments.*

*iii. Hennemuth and Freedman agreed to develop a list of questions for investment agencies.*

*iv. Stewart, Wallingford and Johnson will put together a spreadsheet of investment options to consider before soliciting proposals.*

2. Review of Monthly / Year End Financial Reports

*Committee review monthly reports. Stewart will provide an update on Mt. Tuck funds*

3. Investment of Trail Funds / RTM Trail reserve funds

- How do we want to invest remaining Round the Mountain Trail funds which may take a while to spend?

**Motion:** Create Round the Mountain Trail TRF at \$200,000

*Committee approved creating a Bald & Ragged Mountains BDF – to be consider at board meeting*

4. 2020-21 Operating Budget

**Motion:** Allocation of 5% of available reserves and endowments for 2020-21 budget

- Draft to be distributed for discussion for potential special March meeting

*Committee will place this on the board agenda for March*

5. Status of Capital Campaign Fundraising

Allocation of Year-End surplus (i.e. \$30,000 Noble Foundation gift)

Round the Mountain Campaign \$260,000

**Motion:** Expansion of Mt. Tuck Capital Campaign Add \$50,000?

*Addition of Mt. Tuck focus area will be considered at March board meeting.*

Mt. Tuck \$116,000 raised, \$84,000 to go

Beech Hill Preserve Expansion \$40,000 raised, \$120,000 to go

6. Strategic Planning 5-Year Budget

*Landis, Judy and Malcolm will continue to work on this budget once Stewart has provided opening estimates.*

<i>Period</i>	<i>Account Performance</i>	<i>S&amp;P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	<i>-1.0%</i>	<i>0.0%</i>	<i>-3.2%</i>
<i>Past 3 months</i>	<i>5.2%</i>	<i>6.7%</i>	<i>3.7%</i>
<i>YTD</i>	<i>-1.0%</i>	<i>0.0%</i>	<i>-3.2%</i>
<i>Since Inception</i>	<i>13.0%</i>	<i>14.4%</i>	<i>11.5%</i>

**Status of Credit Line Loan, April 30, 2019: \$ 0 principal balance due.**

Transfers already completed for FY 2019-20 include: None

Transfers not yet completed for FY 2019-20: none

**Coastal Mountains Land Trust**  
**Balance Sheet**  
**As of January 31, 2020**

**ASSETS**

**Current Assets**

**Checking/Savings**

1010 · Bangor Savings Bank #1898 59,343.78

**ACQUISITION ACCOUNTS**

1110 · BSB Acquisition ICS #8375 951,837.48

1115 · Trillium Fernald's Nk Acq #1778 358,217.24

1120 · Trillium Land Acquisition #0685 179,558.16

**Total ACQUISITION ACCOUNTS 1,489,612.88**

**STEWARDSHIP ACCOUNTS**

1150 · BSB Stewardship Savings #0691 18,592.89

1155 · Trillium Stewardship #5932 112,523.90

1160 · CNB Unrestricted Checking #0093 2,349.62

**Total STEWARDSHIP ACCOUNTS 133,466.41**

**RESERVES & ENDOWMENTS**

1170 · Trillium Res & Endowments #1928 2,402,957.86

1171 · Bangor Savings Money Mkt #4578 153,995.91

**Total RESERVES & ENDOWMENTS 2,556,953.77**

1180 · State Unemployment CD #9286 5,730.85

1185 · Petty Cash 200.00

**Total Checking/Savings 4,245,307.69**

**Accounts Receivable**

**1200 · Pledges Receivable**

1205 · Pledges Rec-Bald & Ragged 169,166.66

1205T · Pledges Rec-BR Trails 7,025.00

1210 · Pledges Rec-Beech Hill 5,000.00

1225 · Pledges Rec-Hurds Pond 10,000.00

1235 · Pledges Rec-Mt. Tuck 20,000.00

**Total 1200 · Pledges Receivable 211,191.66**

**Total Accounts Receivable 211,191.66**

**Other Current Assets**

1330 · Prepaid Insurance 4,575.62

1335 · Prepaid Exps-Other 858.00

1340 · Prepaid Land Costs 7,700.00

**Total Other Current Assets 13,133.62**

**Total Current Assets 4,469,632.97**

**Fixed Assets**

1510 · Building-Office 263,004.91

1520 · Landscaping-Office 10,433.25

1530 · Land-Office 43,083.00

1540 · Furniture & Equipment 119,789.69

**1580 · Beech Hill Property**

1581 · Beech Hill Barn 24,494.35

1582 · Beech Nut Renovation 564,242.73

**Total 1580 · Beech Hill Property 588,737.08**

# Coastal Mountains Land Trust

## Balance Sheet

As of January 31, 2020

1590 · Less accumulated depreciation	(430,900.97)
<b>Total Fixed Assets</b>	<b>594,146.96</b>
<b>Other Assets</b>	
1700 · Split-Interest Agreements	
1710 · Beneficial Interest in CRUT	11,917.83
1720 · Beneficial Int. in CRUT/BELL	195,015.11
<b>Total 1700 · Split-Interest Agreements</b>	<b>206,932.94</b>
1740 · Steven GRLE	124,108.84
1800 · Conservation Preserves	
1805 · Conservation Preserves-FMV/Cost	25,374,943.34
1810 · CMLT Allowance for Impairment	(22,354,681.16)
1815 · Preserve Improvements	70,607.15
<b>Total 1800 · Conservation Preserves</b>	<b>3,090,869.33</b>
1850 · Conservation Easements	
1855 · Easements-Basis	3,652,024.00
1860 · CMLT Allowance for Easement	(3,015,000.00)
1865 · Easement Improvements	322,624.05
<b>Total 1850 · Conservation Easements</b>	<b>959,648.05</b>
<b>Total Other Assets</b>	<b>4,381,559.16</b>
<b>TOTAL ASSETS</b>	<b>9,445,339.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	450.00
<b>Total Accounts Payable</b>	<b>450.00</b>
<b>Other Current Liabilities</b>	
2110 · Accrued Vacation	4,071.15
2300 · IRA Payable-Employer Match	1,084.98
2310 · IRA Payable-Deferral	3,483.42
2410 · Norcross Note Payable-0 int	150,000.00
<b>Total Other Current Liabilities</b>	<b>158,639.55</b>
<b>Total Current Liabilities</b>	<b>159,089.55</b>
<b>Long Term Liabilities</b>	
2512 · Mortgage Payable-Trumbull	27,000.00
<b>Total Long Term Liabilities</b>	<b>27,000.00</b>
<b>Total Liabilities</b>	<b>186,089.55</b>
<b>Equity</b>	
3000 · Retained Earnings	1,879,880.66
3010 · PR Endowment Fund Shortfall	(122,005.27)
3100 · Other Funds	
3105 · Board Designated Fund	115,666.21
3110 · Donor Restricted Fund	1,827,299.55
3200 · CMLT Land Valuation Reduction	686,089.50
3205 · Designated Assets for PP&E	716,263.03



Coastal Mountains Land Trust

Balance Sheet

As of January 31, 2020

Total 3100 - Other Funds	3,345,318.29
3300 - Permanently Restricted (CP)	501,070.00
3310 - McLellan Russell Endowment Fnd	22,000.00
3320 - Fernald's Neck PR Endowment Fnd	550,000.00
Net Income	3,082,985.86
Total Equity	9,259,249.54
TOTAL LIABILITIES & EQUITY	9,445,339.09

**Coastal Mountains Land Trust**  
**Monthly Financial Dashboard**

	<b>April 1st - December 31</b>	<b>Annual Budget</b>
1.31.20 YTD Monthly Analysis		
	Percentage of fiscal year complete	83.3% 100%
<b>Operating Income</b>		
	total operating income YTD	<b>672,299 650,778</b>
	Income as percentage of budget	103.3% 100%
<b>Cash position</b>		
	Remaining Unrestricted Carryover Reserve	278,502
	Total endowment transfers available/not yet withdrawn	0 <b>86,188</b>
	Combined Total of Unrestricted Operating Carryover and Reserves to draw	<b>278,502</b>
	Credit Line Cash Availability/not yet withdrawn	100,000
<b>Expenses</b>		
	Total YTD expenses	<b>543,764 650,703</b>
	Expenses as percentage of budget	83.6% 100%
<b>Campaign Income</b>		
	Bald & Ragged Mountains	<b>1308816.72 650,000</b> (includes LMF \$500,000)
	% of 2018 Needed B&R funds raised	201.36% 100%
<b>Internal Land Protection Project Debts</b>		
	Norcross loan for Beech Hill Expansion project	\$75,000
	Norcross loan for Mt. Tuck acquisition	\$75,000
	subtotal	<b>\$150,000</b>

**Investment Performance**

<i>Period</i>	<i>Trillium Account Performance***</i>	<i>S&amp;P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	-1.0%	0.0%	-3.2%
<i>Past 3 months</i>	5.2%	6.7%	3.7%
<i>YTD</i>	-1.0%	0.0%	-3.2%
<i>Since Inception</i>	13.0%	14.4%	11.5%

\*\*\* Note these performance figures only reflect the equity portion of our Reserves & Endowments assets invested with Trillium

<b>Summary of Reserve Funds</b>	<b>April 1st, 2019</b>	<b>Last Month</b>	<b>This Month</b>
General Reserves and Endowments	\$2,305,969.44	\$2,472,185.44	\$2,556,953.77
Total Land Protection Reserves	\$1,156,309.93	\$1,527,102.60	\$1,523,804.54 Cash and pledges
Total Round the Mountain Funds	\$590,258.08	\$1,083,501.39	\$1,073,940.70 Cash, Pledges
Total Land Protection Reserves minus Round the Mountain funds	\$566,051.85	\$443,601.21	\$449,863.84
Total Stewardship Reserves	\$108,908.54	\$133,474.13	\$133,466.41 Cash and pledges

# Coastal Mountains Land Trust

## Monthly Statement of Operations

April 2019 through January 2020

	Apr '18- Jan 19	Apr '19 - Jan 20	Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Operating Income</b>			
<b>4000 - Contributions Income</b>			
<b>4070 - Unrestricted Contributions</b>			
4071 - Personal Memberships	27,895.30	25,228.40	30,000.00
4072 - Leadership Donors	294,835.86	254,279.75	247,000.00
4073 - Community Engagement Donations	1,987.73	2,812.95	2,500.00
4074 - Memorial Gifts-Unrestricted	2,755.00	3,000.00	8,000.00
4076 - Planned Gift	12,597.26	0.00	0.00
4077 - Annual Appeal Contributions	30,800.89	31,534.00	34,000.00
4078 - Donations for Gifting	550.00	1,300.00	500.00
4079 - In-Kind Contributions	199.90	704.86	1,000.00
<b>Total 4070 - Unrestricted Contributions</b>	<b>371,621.94</b>	<b>318,859.96</b>	<b>323,000.00</b>
<b>Total 4000 - Contributions Income</b>	<b>371,621.94</b>	<b>318,859.96</b>	<b>323,000.00</b>
<b>4080 - Capital Campaign Allocations</b>	65,041.82	68,964.46	57,750.00
<b>4100 - Grants</b>			
<b>4150 - Temporarily Restricted Operatng</b>			
4155 - Stewardship Grants	1,200.00	9,500.00	7,500.00
4160 - Community Engagement Grants	11,000.00	10,000.00	10,000.00
<b>Total 4150 - Temporarily Restricted Operatng</b>	<b>12,200.00</b>	<b>19,500.00</b>	<b>17,500.00</b>
<b>4170 - Unrestricted Operating Grants</b>	50,000.00	47,000.00	40,000.00
<b>Total 4100 - Grants</b>	<b>62,200.00</b>	<b>66,500.00</b>	<b>57,500.00</b>
<b>4200 - Event Income &amp; Expenses</b>			
<b>Fundraising Events</b>			
4230 - Fundraising Events Income	1,848.02	0.00	0.00
4235 - Fundraising Event Expense	(1,641.73)	0.00	0.00
<b>Total Fundraising Event Income &amp; Expense</b>	<b>206.29</b>	<b>0.00</b>	<b>0.00</b>
4251 - Beech Hill Farm Income	15,624.50	11,224.55	25,000.00
4310 - Miscellaneous Income	1,391.50	0.00	1,500.00
<b>Total Operating Income</b>	<b>515,879.76</b>	<b>465,548.97</b>	<b>464,750.00</b>
<b>Use of Reserves</b>			
4900 - Release of Restricted Funds	64,901.17	126,749.64	128,528.00
4910 - Use of Unrest Operating Funds	0.00	80,000.00	57,500.00
<b>Total Use of Reserves</b>	<b>64,901.17</b>	<b>206,749.64</b>	<b>186,028.00</b>
<b>Total Income</b>	<b>580,780.93</b>	<b>672,298.61</b>	<b>650,778.00</b>
<b>Gross Profit</b>	<b>580,780.93</b>	<b>672,298.61</b>	<b>650,778.00</b>
<b>Expense</b>			
6000 - Advertising	340.78	335.19	300.00
6142 - Community Engagement Exps.	5,136.05	8,788.63	7,000.00
6150 - Fees			
6154 - Bank Service Charges	2,640.29	1,778.44	2,750.00
6158 - Conference & Education Fees	480.10	1,942.39	2,000.00

**Coastal Mountains Land Trust**  
**Monthly Statement of Operations**  
April 2019 through January 2020

	Apr '18- Jan 19	Apr '19 - Jan 20	Budget
6162 · Dues and Subscriptions	2,769.92	3,302.51	3,500.00
6166 · Licenses and Fees	2,575.35	9,629.00	10,500.00
6170 · Membership Database Expense	5,807.60	4,101.80	6,750.00
<b>Total 6150 · Fees</b>	<b>14,273.26</b>	<b>20,754.14</b>	<b>25,500.00</b>
<b>6180 · Insurance</b>			
6181 · Terrafirma Defense Insurance	3,468.00	3,672.00	3,500.00
6185 · Liability, D&O, Property Ins	17,183.60	17,471.02	20,500.00
6192 · Workers Compensation	2,759.56	2,516.64	4,300.00
<b>Total 6180 · Insurance</b>	<b>23,411.16</b>	<b>23,659.66</b>	<b>28,300.00</b>
<b>6200 · Interest Expense</b>			
6214 · Loan Interest-Other	0.00	0.00	100.00
<b>Total 6200 · Interest Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>
<b>6230 · Property Management Expenses</b>			
6230Pen · Pendleton Expenses	0.00	1,477.40	0.00
6230MoT · Mt. Tuck Expenses	0.00	8,236.78	0.00
6231 · Stewardship Services	154.00	175.00	2,250.00
6232 · Stewardship Supplies	9,435.87	3,346.18	9,000.00
6234 · Ducktrap Watershed Acquisition	450.00	0.00	1,500.00
6235 · General Acquisition Project Exp	4,245.56	5,686.26	5,000.00
6236 · Meadow Brook Project Expenses	0.00	560.00	
6237 · Main St. & Long Cove Exp	74.76	0.00	1,000.00
6238 · Beech Hill Farm Expense	4,235.23	3,164.74	6,450.00
<b>Beech Hill Expenses-All</b>			
6240 · Beech Hill Management Expenses	2,917.72	5,408.44	9,810.00
6240C · Beech Hill 100th Campaign Exps.	0.00	3,000.00	
6240E · Beech Hill Expansion Exps	0.00	8,088.05	
<b>Total Beech Hill Expenses-All</b>	<b>2,917.72</b>	<b>16,496.49</b>	<b>9,810.00</b>
<b>Bald-Ragged Exps-All</b>			
6241 · Bald-Ragged Project Expenses	33,936.85	5,155.90	25,000.00
6241-IK · Bald-Ragged Expenses-In-Kind	20,130.72	6,781.50	0.00
6241-T · Bald-Ragged Trail Exp.	0.00	2,717.25	0.00
<b>Total Bald-Ragged Exps-All</b>	<b>54,067.57</b>	<b>14,654.65</b>	<b>25,000.00</b>
6242 · Fernalds Neck Preserve Expenses	479.70	1,880.54	5,000.00
6244 · McLellan-Poor Preserve Expense	0.00	0.00	875.00
<b>Total 6230 · Property Management Expenses</b>	<b>76,060.41</b>	<b>55,678.04</b>	<b>65,885.00</b>
6246 · Newsletter Expenses	6,353.35	6,967.40	10,000.00
<b>6250 · Office Expenses</b>			
6252 · Office Supplies	5,509.28	2,769.91	6,000.00
6253 · Office Technology Expenses	2,395.05	1,208.20	3,500.00
6254 · Office Expenses-Other	3,052.26	2,807.15	3,000.00
<b>Total 6250 · Office Expenses</b>	<b>10,956.59</b>	<b>6,785.26</b>	<b>12,500.00</b>
6256 · Postage and Delivery	3,984.02	3,119.56	4,500.00
6258 · Printing & Publication Exps	6,760.89	6,559.87	9,000.00
6260 · Professional Fees			

# Coastal Mountains Land Trust

## Monthly Statement of Operations

April 2019 through January 2020

	Apr '18- Jan 19	Apr '19 - Jan 20	Budget
6262 • Legal Fees	0.00	0.00	250.00
6270 • Accounting	15,187.50	16,871.25	16,000.00
6274 • Payroll Processing Fees	1,339.80	1,326.50	1,500.00
<b>Total 6260 • Professional Fees</b>	<b>16,527.30</b>	<b>18,197.75</b>	<b>17,750.00</b>
6297 • Real Estate Taxes			
6298 • Real Estate Taxes-Preserves	926.62	217.26	1,500.00
6299 • Contr. Lieu Real Estate Tax	0.00	0.00	3,500.00
<b>Total 6297 • Real Estate Taxes</b>	<b>926.62</b>	<b>217.26</b>	<b>5,000.00</b>
6300 • Repairs & Maintenance			
6305 • Repairs/Maintenance-Other	1,462.73	49.50	1,750.00
6320 • Computer Maintenance & Repairs	238.15	0.00	0.00
6330 • Equipment Rental/Repairs	5,788.96	3,876.42	5,000.00
<b>Total 6300 • Repairs &amp; Maintenance</b>	<b>7,489.84</b>	<b>3,925.92</b>	<b>6,750.00</b>
6340 • Telephone & Internet	2,262.70	2,187.78	2,750.00
6350 • Travel & Ent			
6370 • Meals and Food Expense	9,402.09	8,211.03	9,500.00
6380 • Travel & Mileage Costs	4,128.82	8,139.89	7,500.00
6390 • Lodging	0.00	1,048.94	1,200.00
<b>Total 6350 • Travel &amp; Ent</b>	<b>13,530.91</b>	<b>17,399.86</b>	<b>18,200.00</b>
6400 • Utilities	2,071.48	1,864.64	3,000.00
6560 • Payroll			
6566 • Gross Salaries	261,438.89	314,494.09	373,653.00
6570 • CMLT Payroll Taxes	19,919.78	23,917.31	27,336.00
6572 • IRA-Employer Match	5,834.24	7,541.19	9,971.00
6575 • Employee Health Insurance	16,438.48	21,370.25	23,208.00
<b>Total 6560 • Payroll</b>	<b>303,631.39</b>	<b>367,322.84</b>	<b>434,168.00</b>
<b>Total Expense</b>	<b>493,716.75</b>	<b>543,763.80</b>	<b>650,703.00</b>
<b>Net Ordinary Income</b>	<b>87,064.18</b>	<b>128,534.81</b>	<b>75.00</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Restricted Income</b>			
7000 • Restricted Contributions			
7015 • General Acquisition Contrib.	0.00	0.00	100,000.00
<b>Bald Ragged Contributions-All</b>			
<b>BR Contributions-Cash less Fee</b>			
7018 • Bald - Ragged Contributions	426,407.61	876,316.72	650,000.00
7018Fee • Bald-Ragged Admin Fee	(63,209.82)	(64,063.79)	
<b>Total BR Contributions-Cash less Fee</b>	<b>363,197.79</b>	<b>812,252.93</b>	<b>650,000.00</b>
7018 IK • Bald-Ragged Cont - In-Kind	20,130.72	6,781.50	
<b>Total Bald Ragged Contributions-All</b>	<b>383,328.51</b>	<b>819,034.43</b>	<b>650,000.00</b>
7019A • Beech Hill Cont-Acquisition	0.00	33,664.18	
7019S • Beech Hill Contributions Stew	(1,332.00)	(318.61)	
7023 • Meadow Brook/Hurds' Pond Cont	0.00	9,300.00	
7024 • Howe Preserve Contributions	0.00	1,761.70	

**Coastal Mountains Land Trust**  
**Monthly Statement of Operations**  
April 2019 through January 2020

	Apr '18- Jan 19	Apr '19 - Jan 20	Budget
7025 • Stewardship Fund Contributions	0.00	46,136.00	
7026 • Conservation Lands Defense Cont	0.00	3,000.00	
7027 • Pendleton Stew. Fund	23,350.00	14,505.41	25,000.00
7030 • Endowment Contributions	5,000.00	5,000.00	
7031 • RunBelfast Sponsorship Acct.	(63.17)	(120.91)	
7032 • Mt Tuck Region of Interest	0.00	42,101.56	50,000.00
<b>Total 7000 • Restricted Contributions</b>	<b>410,283.34</b>	<b>974,063.76</b>	<b>825,000.00</b>
7110 • Restricted Grants			
7115 • General Acquisition Grants	5,000.00	0.00	0.00
Bald-Ragged Grants-All			
7118 • Bald - Ragged Grants	15,000.00	17,500.00	
7118S • BaldRagged Stewardship Grants	50,000.00	0.00	
7118T • BaldRagged Trail Grants	272,500.00	415,000.00	
<b>Total Bald-Ragged Grants-All</b>	<b>337,500.00</b>	<b>432,500.00</b>	
<b>Total 7110 • Restricted Grants</b>	<b>342,500.00</b>	<b>432,500.00</b>	<b>825,000.00</b>
7200 • Land Contributions-Restricted			
<b>Total Restricted Income</b>	<b>752,783.34</b>	<b>1,406,563.76</b>	
7800 • Investment Income			
7801 • Investment Inc-Reserves & End	71,061.41	66,324.32	
7802 • Investment Income-Land Acq.	2,686.62	6,859.11	
7803 • Investment Income-Stewardship	415.76	581.35	
7804 • Investment Income-Fernalds Neck	13,199.88	6,572.44	
<b>Total 7800 • Investment Income</b>	<b>87,363.67</b>	<b>80,337.22</b>	
7805 • Appr/Deprec-Investments			
7806 • App/Depr-Reserves & Ends	22,390.15	139,965.62	
7807 • App/Dep-Land Acquisition	1,856.29	8,278.63	
7808 • App/Dep-Stewardship	168.98	1,257.04	
7809 • App/Dep-Fernalds Neck	(1,641.60)	21,514.04	
<b>Total 7805 • Appr/Deprec-Investments</b>	<b>22,773.82</b>	<b>171,015.33</b>	
7810 • Interest Income			
7812 • Interest Income-General	66.37	50.55	
7814 • Interest Income-Acq Savings	9,654.03	6,026.12	
7816 • Interest Income-Stew Savings	93.36	161.82	
<b>Total 7810 • Interest Income</b>	<b>9,813.76</b>	<b>6,238.49</b>	
7830 • Gain/Loss on Sale of Assets	(844.42)	453.61	
<b>Total Other Income</b>	<b>871,890.17</b>	<b>1,664,608.41</b>	<b>825,000.00</b>
Other Expense			
8000 • Restricted Fund Disbursements			
8020 • Operating Reserve Disbursement	9,310.00	9,900.00	9,900.00
8040 • Stewardship Reserve TRF Disb	16,184.00	9,962.38	16,899.00
8041 • Steward Reserve BDF Disb	0	6,936.62	
8042 • Land Tr Endowment PRF Disb	0	2,166.00	2,166.00
8060 • Beech Hill Pres Stew Disbs	0	14,842.00	14,842.00
8080 • McLellan Poor Endowment Disb	0	0.00	1,356.00

**Coastal Mountains Land Trust**  
**Monthly Statement of Operations**  
April 2019 through January 2020

	Apr '18- Jan 19	Apr '19 - Jan 20	Budget
8100 • Fernalds Neck Endowment Disb	0	21,084.00	21,084.00
8120 • Conservation Lands Def Disb TRF	0	10,900.15	18,941.00
8122 • Conservation Land Def BDF	0	8,040.85	
8200 • Ducktrap River Disbursement	450.00	0.00	1,500.00
8220 • Bald & Ragged Disbursement	33,936.85	5,155.90	33,640.00
8220T • BR Trail Disbursement	0	11,357.25	
8270 • Meadow Brook/Hurd's Pond	0	560.00	
8272 • Mt. Tuck Disbursements	0	8,236.78	
8410 • BH Expansion Expense	0	8,088.05	
8440 • General Acquisitions Disburs	4,245.56	5,686.26	5,000.00
8460 • Mount Percival Disbursement	0.00	0.00	575.00
8480 • McLellan Poor Preserve Disbs.	0.00	1,356.00	875.00
8500 • Long Cove/Maine Stream Disbs	774.76	1,000.00	1,000.00
8520 • Pendleton TRF Disbs	0.00	1,477.40	750.00
<b>Total 8000 • Restricted Fund Disbursements</b>	<b>64,901.17</b>	<b>126,749.64</b>	<b>128,528.00</b>
8600 • Unrest Operating Reserve Use		80,000.00	
8800 • Investment Management Fees			
8801 • Investment Fee-Reserves & End	13,916.67	14,233.87	
8802 • Investment Fees-Land Acq.	663.64	293.77	
8803 • Investment Fees-Stewardship	74.21	36.04	
8804 • Investment Fees-Fernald's Neck	2,170.66	2,211.91	
8805 • Investment Fees-General	906.73	432.13	
<b>Total 8800 • Investment Management Fees</b>	<b>17,731.91</b>	<b>17,207.72</b>	
<b>Total Other Expense</b>	<b>82,633.08</b>	<b>223,957.36</b>	<b>128,528.00</b>
<b>Net Other Income</b>	<b>789,257.09</b>	<b>1,440,651.05</b>	<b>696,472.00</b>
<b>Net Income</b>	<b>876,321.27</b>	<b>1,569,185.86</b>	<b>696,547.00</b>

**Coastal Mountains Land Trust**  
**Monthly Statement of Operations - Board Format**  
 April 2019 through January 2020

	Apr '18 - Jan 19	Apr '19 - Jan 20	Budget
<b>Ordinary Income/Expense</b>			
Income			
Operating Income			
4000 • Contributions Income	371,621.94	318,860	323,000
4080 • Capital Campaign Allocations	65,041.82	68,964	57,750
4100 • Grants	62,200.00	66,500	57,500
4251 • Beech Hill Farm Income	15624.5	11,225	25000
4310 • Miscellaneous Income	1,391.50	0	1,500
subtotal	515,879.76	465,548.97	464,750.00
Use of Reserves			
4900 • Release of Restricted Funds	64,901.17	126,750	128,528
4910 • Use of Unrest Operating Funds	0.00	80,000	57,500
subtotal	64,901.17	206,749.64	186,028.00
Total Income	580,781	672,299	650,778
Gross Profit	580,780.93	672,299	650,778
Expense			
6000 • Advertising	340.78	335	300
6142 • Community Engagement Exps.	5,136.05	8,789	7,000
6150 • Fees	14,273.26	20,754	25,500
6180 • Insurance	23,411.16	23,660	28,300
6200 • Interest Expense	0.00	0	100
6230 • Property Management Expenses	76,060.41	55,678	65,885
6246 • Newsletter Expenses	6,353.35	6,967	10,000
6250 • Office Expenses	10,956.59	6,785	12,500
6256 • Postage and Delivery	3,984.02	3,120	4,500
6258 • Printing & Publication Exps	6,760.89	6,560	9,000
6260 • Professional Fees	16,527.30	18,198	17,750
6297 • Real Estate Taxes	926.62	217	5,000
6300 • Repairs & Maintenance	7,489.84	3,926	6,750
6340 • Telephone & Internet	2,262.70	2,188	2,750
6350 • Travel & Ent	13,530.91	17,400	18,200
6400 • Utilities	2,071.48	1,865	3,000
6560 • Payroll	303,631.39	367,323	434,168
Total Expense	493,716.75	543,765	650,703
Net Ordinary Income	87,064.18	128,534	75
Net Income	87,064.18	128,534	75
Total 7805 • Appr/Deprec-Investments	22773.82	171015.33	



Coastal Mountains Land Trust											
	Balance as of	Activity April-January, 2020 -----Restricted Funds and Grants Report				Capital	Interfund	Fund	Less	Add	Cash
	March 31, 2019	Contributions	Grants	Investment	Release of	Purchases	Transfer	Balance as of	Outstanding	Mortgage	Fund Balance
		(Excl in-kind)		Income	Funds	(& surplus fund transfers)		Jan 31, 2020	Pledges	Payable	Jan 31, 2020
				(Net of Fees)	or Withdrawal						
<b>RESERVES &amp; ENDOWMENTS</b>											
<i>Funds managed for long-term protection and growth of corpus:</i>											
Land Trust Operating Reserve BDF	225,502.76	0.00		18,643.79	(9,900.00)		0.00	234,246.55			234,246.55
Land Trust Stewardship Reserve TRF	372,218.29	46,136.00		27,619.38	(23,056.78)		(60,478.13)	362,438.76			362,438.76
Land Trust Stewardship Reserve BDF	15,762.85	0.00		17,529.72	(6,936.62)		189,067.44	215,423.39			215,423.39
Land Trust Endowment PRF	47,706.66	5,000.00		4,089.01	(2,166.00)		0.00	54,629.67			54,629.67
Beech Hill Preserve Stewardship TRF	315,575.17	0.00		26,050.35	(14,842.00)		0.00	326,783.52			326,783.52
Howe Hill Farm Stewardship TRF	47,609.89	1,761.70		4,023.77	0.00		0.00	53,395.36			53,395.36
McLellan Poor Preserve Endowment PRF	28,259.79	0.00		2,335.62	(1,356.00)		0.00	29,239.41			29,239.41
Fernalds Neck Preserve Endowment PRF	570,847.03	0.00		47,418.77	(21,084.00)		0.00	597,181.80			597,181.80
Conservation Lands Defense TRF	401,705.76	3,000.00		24,624.89	(10,900.15)		(168,909.33)	249,521.17			249,521.17
Conservation Lands Defense BDF	5,611.46	0.00		9,403.67	(8,040.85)		174,909.33	181,883.61			181,883.61
Pendleton BDF	0.00	0.00		819.76	0.00		(819.76)	(0.00)			(0.00)
Surplus Operating Funds-Short Term Investment	275,169.78	0.00		9,497.35	0.00		(32,456.59)	252,210.54			252,210.54
<b>TOTAL Reserves &amp; Endowments Investment Account</b>	<b>2,305,969.44</b>	<b>55,897.70</b>	<b>0.00</b>	<b>192,056.07</b>	<b>-98,282.40</b>	<b>0.00</b>	<b>101,312.96</b>	<b>2,556,953.77</b>	<b>0.00</b>	<b>0.00</b>	<b>2,556,953.77</b>
<b>ACQUISITION FUNDS</b>											
<i>Fund managed with unpredictable, near-term use of corpus:</i>											
Fernalds Neck Acquisition Reserve TRF	332,342.67			25,874.57				358,217.24			358,217.24
<i>Funds managed with frequent, unpredictable income and expense:</i>											
Ducktrap River Watershed TRF	4,650.21							4,650.21			4,650.21
Bald & Ragged Mountains TRF (Land Acq)	316,634.58	812,252.93	17,500.00		(5,155.90)	(591,976.00)	(16,991.25)	532,264.36	(169,166.66)		363,097.70
Bald & Ragged Mountains TRF (Trails)	345,465.50		415,000.00		(11,357.25)	(275,589.55)		473,518.70	(7,025.00)		466,493.70
Bald & Ragged Mountains TRF (Stewardship)	50,000.00							50,000.00			50,000.00
Bald & Ragged Mountains BDF	18,158.00							18,158.00			18,158.00
Beech Hill Expansion	0.00	33,664.18			(8,088.05)	(98,070.10)		(72,493.97)	(5,000.00)	75,000.00	(2,493.97)
Morgan / Hurds Pond TRF (Morgan donation balance)	98,666.42							98,666.42			98,666.42
Meadow Brook/Hurds Pond TRF (D. Thanhauser donations balance)	39,428.46	9,300.00			(560.00)			48,168.46	(10,000.00)		38,168.46
Mt. Tuck Region of Interest	54,750.00	42,101.56			(8,236.78)	(122,445.80)		(33,831.02)	(20,000.00)	102,000.00	48,168.98
General Acquisitions BDF	36,214.09			20,870.09	(5,686.26)		(4,911.78)	46,486.14			46,486.14
<b>TOTAL Acquisition Funds</b>	<b>1,296,309.93</b>	<b>897,318.67</b>	<b>432,500.00</b>	<b>46,744.66</b>	<b>-39,084.24</b>	<b>-1,088,081.45</b>	<b>-21,903.03</b>	<b>1,523,804.54</b>	<b>-211,191.66</b>	<b>177,000.00</b>	<b>1,489,612.88</b>
								1,073,941.06			
<b>STEWARDSHIP FUNDS</b>											
<i>Funds managed to expend corpus as soon as possible:</i>											
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	31,079.64	-318.61						30,761.03			30,761.03
Mount Percival Preserve Stewardship TRF	12,695.00							12,695.00			12,695.00
McLellan Poor Preserve Stewardship TRF	2,731.68						(2,731.68)	0.00			0.00
Long Cove Hdwaters/Main Stream Prsvs (CMP) Stewardship TRF	9,195.19				(1,000.00)			8,195.19			8,195.19
Pendleton Stewardship TRF	37,350.71	14,920.55			(1,477.40)			50,793.86			50,793.86
Pendleton Stewardship BDF (Internship Program)	10,000.00						13,321.75	23,321.75			23,321.75
RunBelfast	371.08	-120.91						250.17			250.17
General Stewardship BDF	5,485.24			1,964.17				7,449.41			7,449.41
<b>TOTAL Stewardship Funds</b>	<b>108,908.54</b>	<b>14,481.03</b>	<b>0.00</b>	<b>1,964.17</b>	<b>-2,477.40</b>	<b>0.00</b>	<b>10,590.07</b>	<b>133,466.41</b>	<b>0.00</b>	<b>0.00</b>	<b>133,466.41</b>
PROOF	<b>3,711,187.91</b>	<b>967,697.40</b>	<b>432,500.00</b>	<b>240,764.90</b>	<b>(139,844.04)</b>	<b>(1,088,081.45)</b>	<b>90,000.00</b>	<b>4,214,224.72</b>	<b>(211,191.66)</b>	<b>177,000.00</b>	<b>4,180,033.06</b>

**Coastal Mountains Land Trust**  
Land Protection Committee Minutes  
February 12, 2020

Members Present: Heather Rogers (chair), Ian Stewart, Roger Rittmaster, Jackie Stratton, Malcolm White, Sadie Lloyd, Scott Hoyt (by video conference), Courtney Collins, Margo Davis, Jim Krosschell, Lys Pike, Jack Shaida, David Thanhauser, Judy Wallingford

Members Absent: Ryan Gates, Kathy Young, David Noble, Darby Urey

Declarations of Trust for Rockport Shore Preserve, the Summit Tract of the Mount Tuck Preserve, and the Expansion Tract of the Beech Hill Preserve were distributed for review. Committee members were asked for feedback before February 20.

Active Projects

Camden, Rockport, Lincolnville & Hope Area

- 1) Penobscot Park Property, Lincolnville
  - The landowner is willing to donate the property this fiscal year.
  - The Committee recommended acquisition of this property to the Board.
- 2) Town of Lincolnville Property, Lincolnville
  - Heather is looking into the title issues of this property.
- 3) Perkins (Frost Farm), Lincolnville,
  - Jack met David and Heidi Perkins to discuss donating a 50-acre easement on the Moody Mountain ridge. This property is east of the existing Moody Mountain conservation easements, in-between the summit and the newly constructed house on the ridge. The easement would be forever wild, or have minor firewood rights, and would likely allow for public access across the ridge in the future.

**Bald & Ragged Mountains Focus Area**

- 4) Hart Property, Rockport
  - We are working with potential buyers of the Hart Property (the house surrounded by the Mirror Lake CE) to purchase a section of the lower property along the driveway to allow for the RTM Trail to be built on its alternative path. The buyers need financial assistance from the Land Trust to make their purchase of the property happens.
  - We are making two proposals to the potential buyers.
    - 1. Purchase the lower 15 acres for \$100,000. We will then try to resell most of this, either to Maine Water Co or a third party, keeping a section or an easement for a trail.
    - 2. Purchase the minimum acreage to allow the buyers to complete the transaction.
  - We have received an appraisal of the property that values the 15 acres at \$190,000 and a 5-acre lot on Hope Street at \$85,000. The consensus among staff, the Committee, and the potential buyers is that these numbers are high, but they can be a basis for finding an agreed price with the potential buyers.
  - The Committee recommended acquisition of this property to the Board, pending an agreement based on the appraisal, that meets the Land Trust's goals.
- 5) Griffin Property, Camden

- Ian visited the family last week and asked them to review a list of appraisers.
- Next step is commissioning an appraisal with the family's agreement.

#### Belfast, Belmont, Northport, Swanville Area

##### 6) Sturup Conservation Easement, Belmont

- Jack met with Burt Sturup and Kim Shelley to discuss donating an easement on a portion of their 100-acre property on Tilden Pond at the mouth of the Ducktrap River. They have owned the property for 50 years and plan to sell it soon, they want to put a forever wild easement on most of the property, excluding the house, an island, and some road frontage. They are meeting in February to discuss a conservation plan for the easement.

##### 7) Elder, Northport

- Rob Elder wants to conserve a 45 acres near the St. Clair Preserve on Knight's Pond Rd. The property is a small, forested hill, on the other side of the road from the Preserve. He is considering both a donated easement and fee donation.

#### Searsport, Stockton Springs, & Prospect Area

##### 8) Mt. Tuck area projects

- Haas, Stockton Springs
  - The Committee recommended acquisition of this property to the Board, contingent on an appraisal, legal access (acquiring ownership of or access through Beth Smith's Property), and a future site visit by the Committee.
  - site visit for 2/13 postponed; Jack will send out an email to schedule another date.
- Smith, Stockton Springs
  - No Update

#### Projects with potential or possible perceived conflicts of interest with Committee Members

##### 9) Thanhauser III (near Meadow Brook Preserve), Swanville.

- David has offered to donate the eastern two thirds of the property (see attached map), in fee to the land trust, along with a public access right of way along the northern boundary of the property. David is interested in putting an easement on the retained section of his property, to limit use to fire wood cutting and occupation of an existing cabin.
- The Committee should plan a site visit to this property and Bormet.

#### Waldo, Morrill, Knox & Brooks Area

No current projects

#### Active Land Protection Projects, No Updates

Bresnahan Property, Camden and Rockport  
 Sherman's Point, Camden  
 Hope Orchards, Hope  
 Little River-Lower Reservoir Parcels, Northport & Belfast  
 Bormet/Thanhauser (Meadow Brook Preserve), Swanville  
 Stevens Life Estate Additions, Searsport  
 Bowden Point Subdivision, Prospect  
 Little River Upper Reservoir, Belfast

McLaughlin, Searsport

#### Inactive Land Protection Projects

Yates Property, Camden  
 Cooper Property, Belfast  
 Doak Conservation Easement / Fee sale  
 Orwig Property, Rockport  
 Mt. Waldo, Frankfort  
 Silverio, Lincolnville  
 Hope Orchards, Hope  
 Babb, Searsport

# Stewardship Committee 2/11/20

Present Jacki Stratton, Jack Shaida, Ryan Gates, sue Conard, David Randall, Malcolm White, Helen Burlingame, David Thanhauser, Ron Harrell, Bob Offenbuttel,

## 1 Camden HS Rising Tide Program:

Ryan describes Camden HS students (with some “issues”) and teachers to teach program centered around outdoors and CMLT preserves. Committee had no problems with this.

## 2 Smoking on Preserves:

Organization brought request of no smoking policy on preserves.

Group discussed issues: main concern is fire, there are very few cigarette butts on preserves. Yes: to incorporating no smoking into future preserve signs,

## 3 Mooring field requested off of McPheters Preserve on rt 105. For 17-25’ boats, no overnight stays, boat-ramp in place which is already an area of congestion.

Committee sees no impact on preserve. We will express to town desire to have no mooring sites off of , for example, Fernald’s neck, and concern about foot traffic on McPheter.

## 4 Update and discussion of Friendly Trails ATV request to put ATV trail across Bessey property. Discussion -> concensus mixed, but inclination

to OK crossing Bessey, contingent upon their ability to complete trail, and after presentation to and input from board. Jackie urges fast action in politeness to Friendly Trails. David T to ask for no ATV traffic on Bormet prop that is to be sold to land trust.

Larger perspective of wetlands in the region looked at via Google Earth.

5 Rockport Harbor preserve has been donated. Dock to be removed. Future plans include increased parking and trail through property. Donor requests no dogs on trail

Next mtg; 3/10/20 1:15 Belfast Library